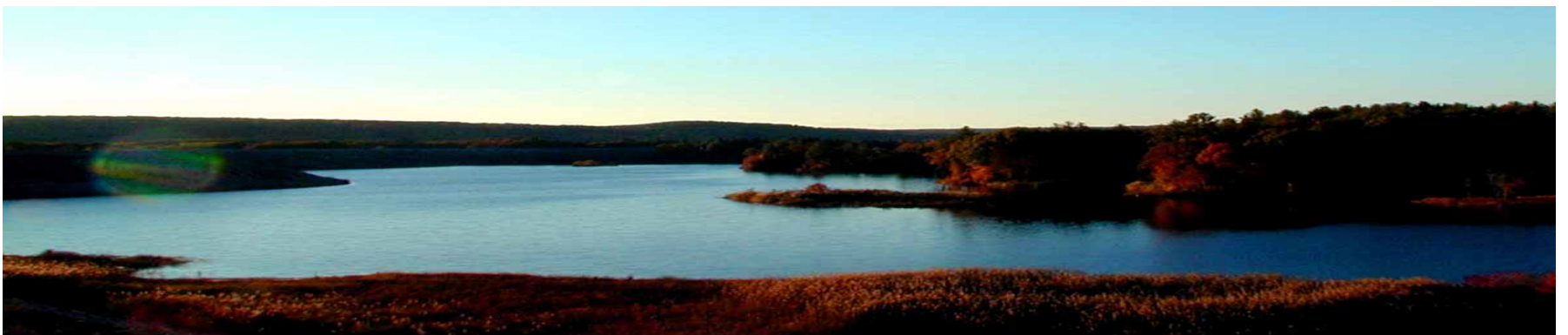


Appendix

The face of the water, in time, became a wonderful book- a book that was a dead language to the uneducated passenger, but which told its mind to me without reserve, delivering its most cherished secrets as clearly as if it uttered them with a voice. And it was not a book to be read once and thrown aside, for it had a new story to tell every day.

Mark Twain, *Life on the Mississippi*



The "Lands of Unique Value" methodology has been developed by Associate Professor Peter Miniutti as part of his responsibility to the Program of Landscape Architecture @ the University of Connecticut. Please contact Peter @ peter.miniutti@uconn.edu with any suggestions, comments or concerns regarding this study.

All maps in this document are not to scale and should be used for conceptual planning purposes only as the maps are based on intermediate resolution satellite technology. For complete map references, see Appendix.

Acknowledgements:

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Tom Meyer, citizen

Lance Minkler, Conservation Commission

John Silander, Conservation Commission

Special Consultants:

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Survey Research Center @ UConn

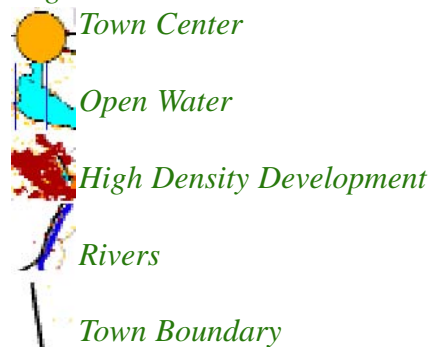


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A-71	Existing Development	A-69	All Layers
Conceptual Land Use Studies			
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A-79 Route 6 Corridor Study			

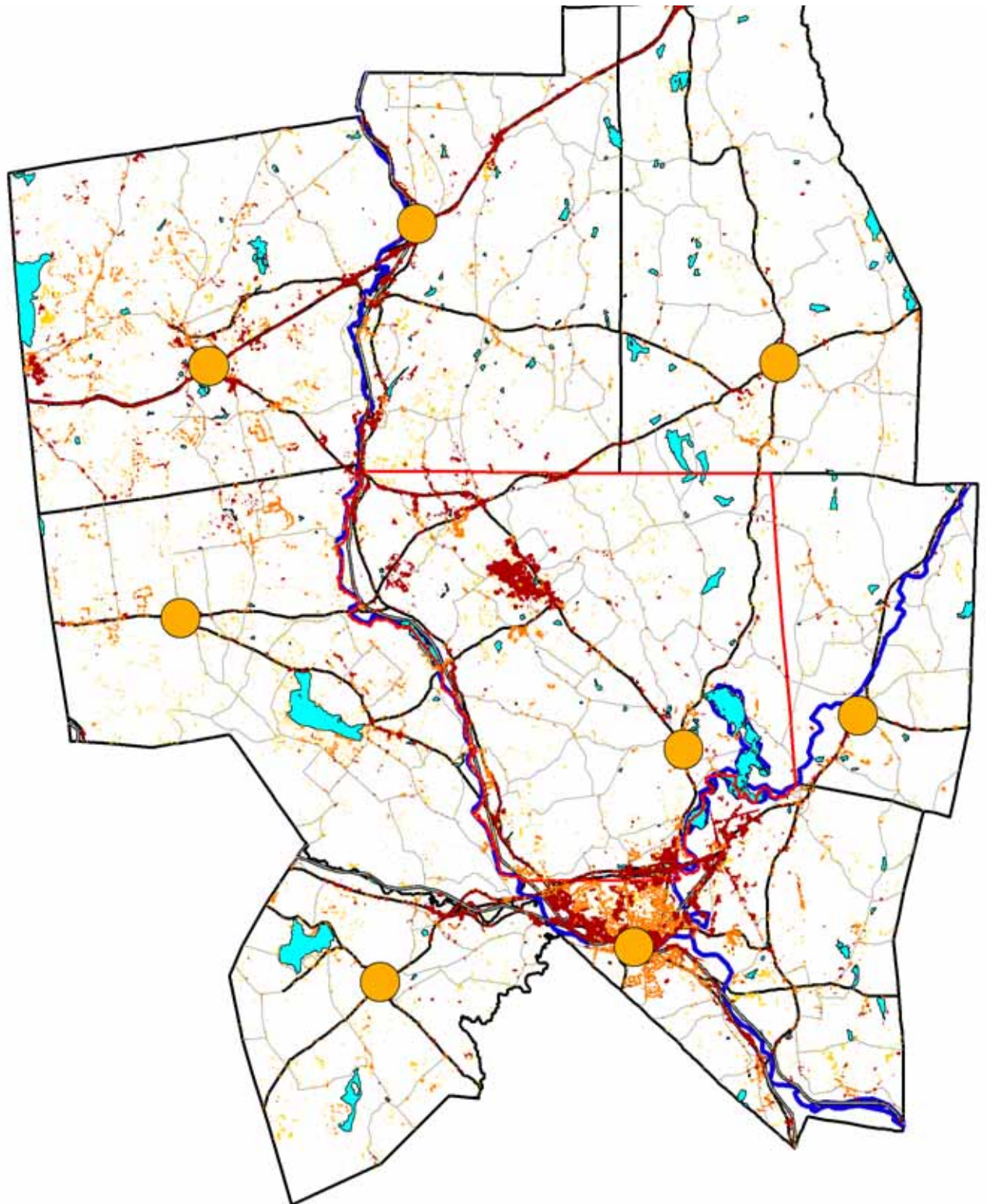
Regional Context

Legend




Map Sources:


Regional context data collected from 2001 Connecticut DEP gis data cd's Parcel information collected from Fuss&O'neil engineers. Hydrological features collected from 2001 Connecticut DEP gis data CD's.




Regional Drainage Basins


Legend

 Mansfield town boundary


 Surrounding towns


Regional drainage basins


 Bartlett Brook


 Beaver Brook


 Bigelow Brook


 Broad Brook


 Charters Brook


 Edson Brook


 Fenton River


 Giffords Brook


 Hockanum River


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 Indian Hollow Brook


 Little River


 Merrick Brook


 Mill Brook


 Mount Hope River


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
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
 Roaring Brook


 Sawmill Brook


 Shetucket River


 Skungamaug River

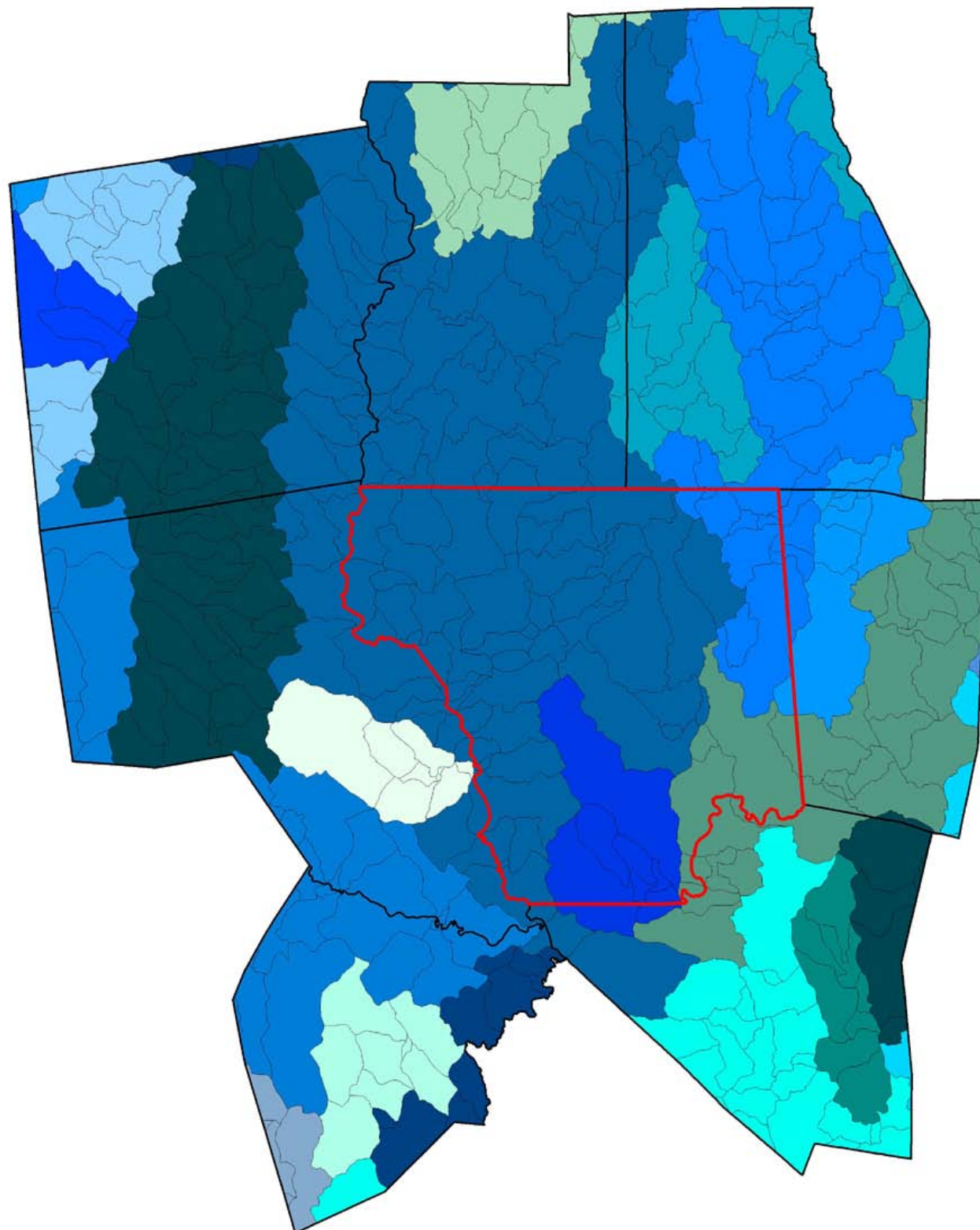
 Squaw Hollow Brook

 Stonehouse Brook

 Tankerhoosen River

 Tenmile River

 Willimantic River



Map Sources:

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Connecticut DEP gis data cd's

Parcel information

collected from Fuss&O'neil

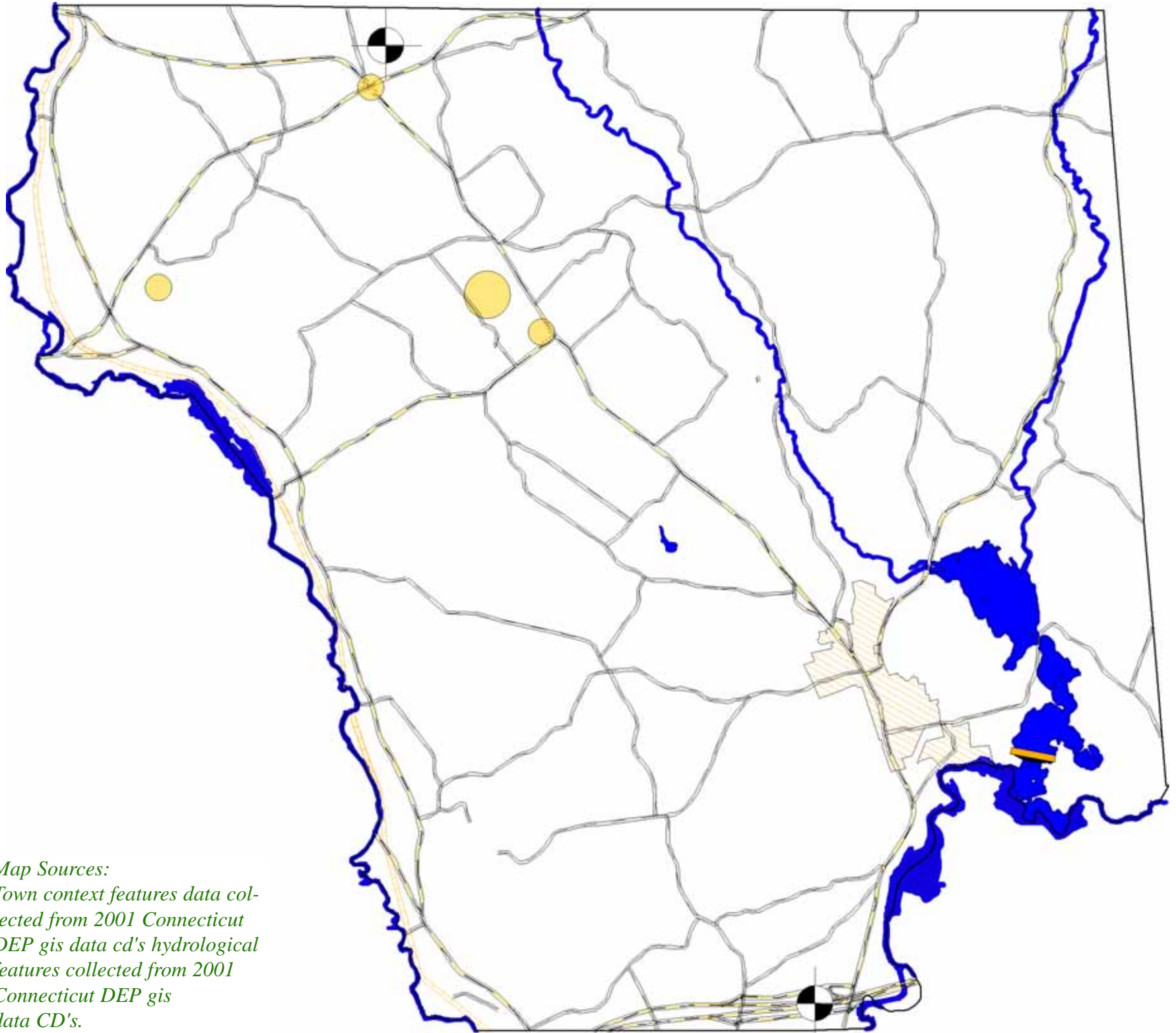
engineers. Hydrological

features collected from 2001

Connecticut DEP gis

data CD's.

Town Context Features

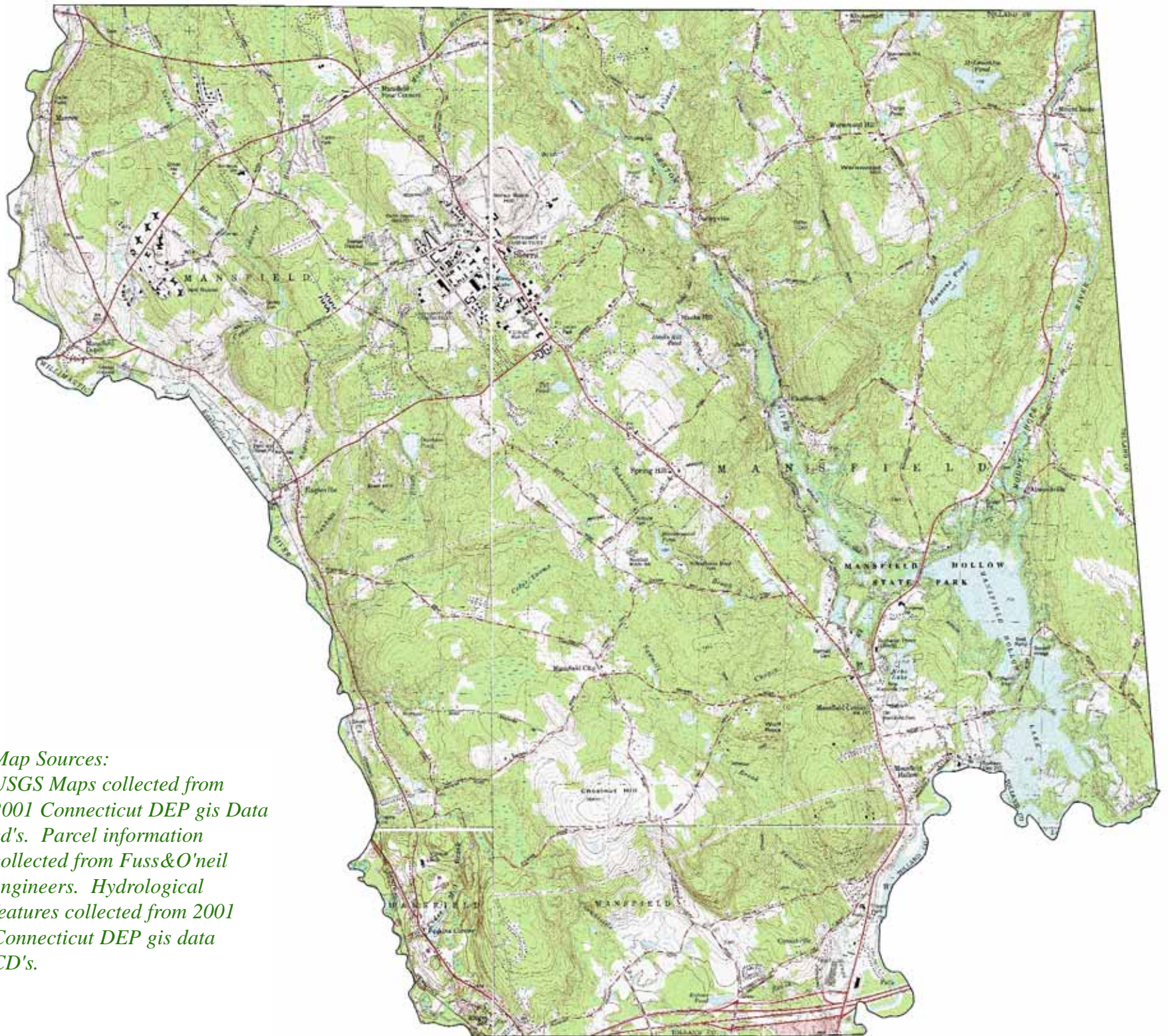


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DEP gis data cd's hydrological
features collected from 2001
Connecticut DEP gis
data CD's.*

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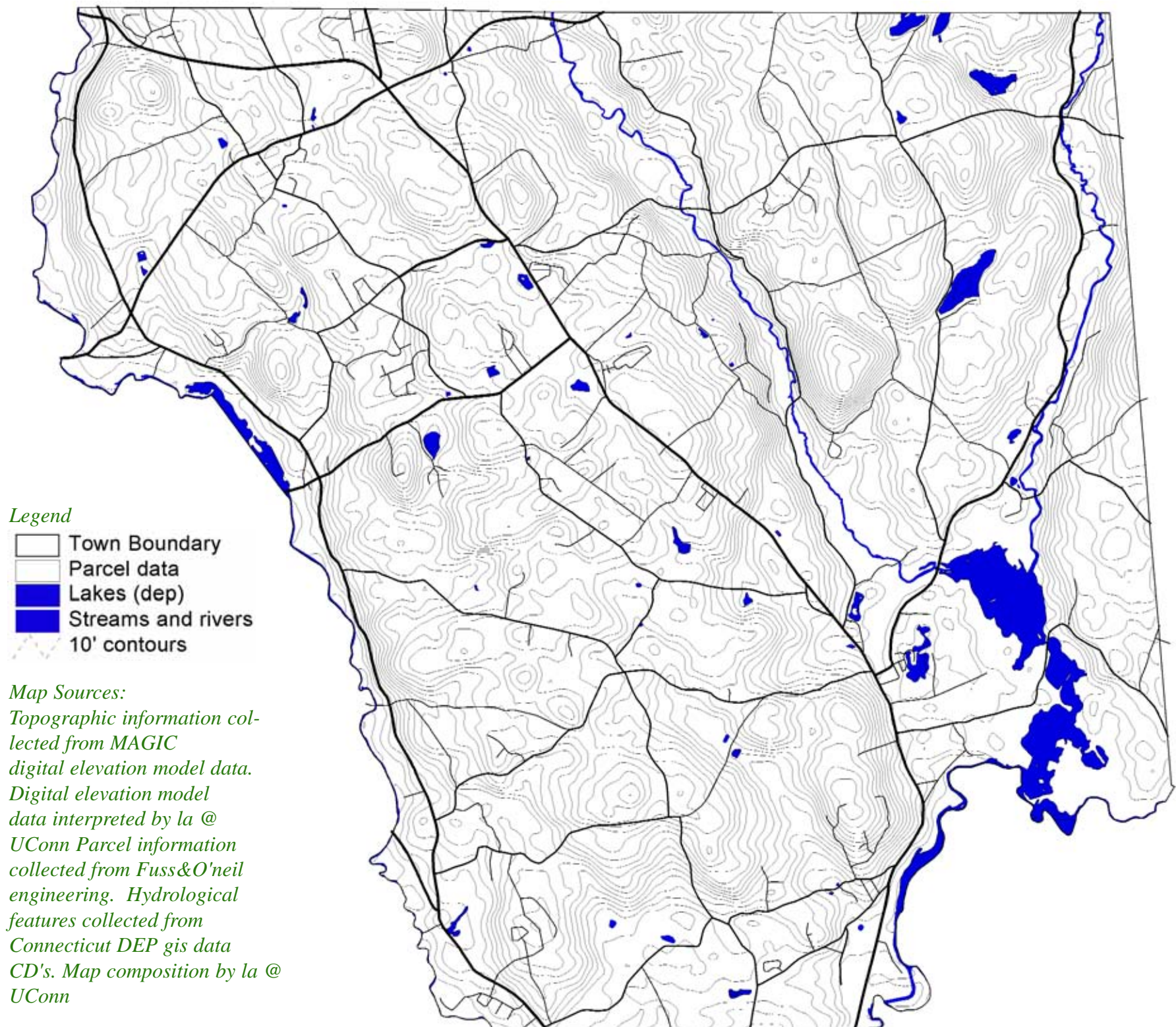


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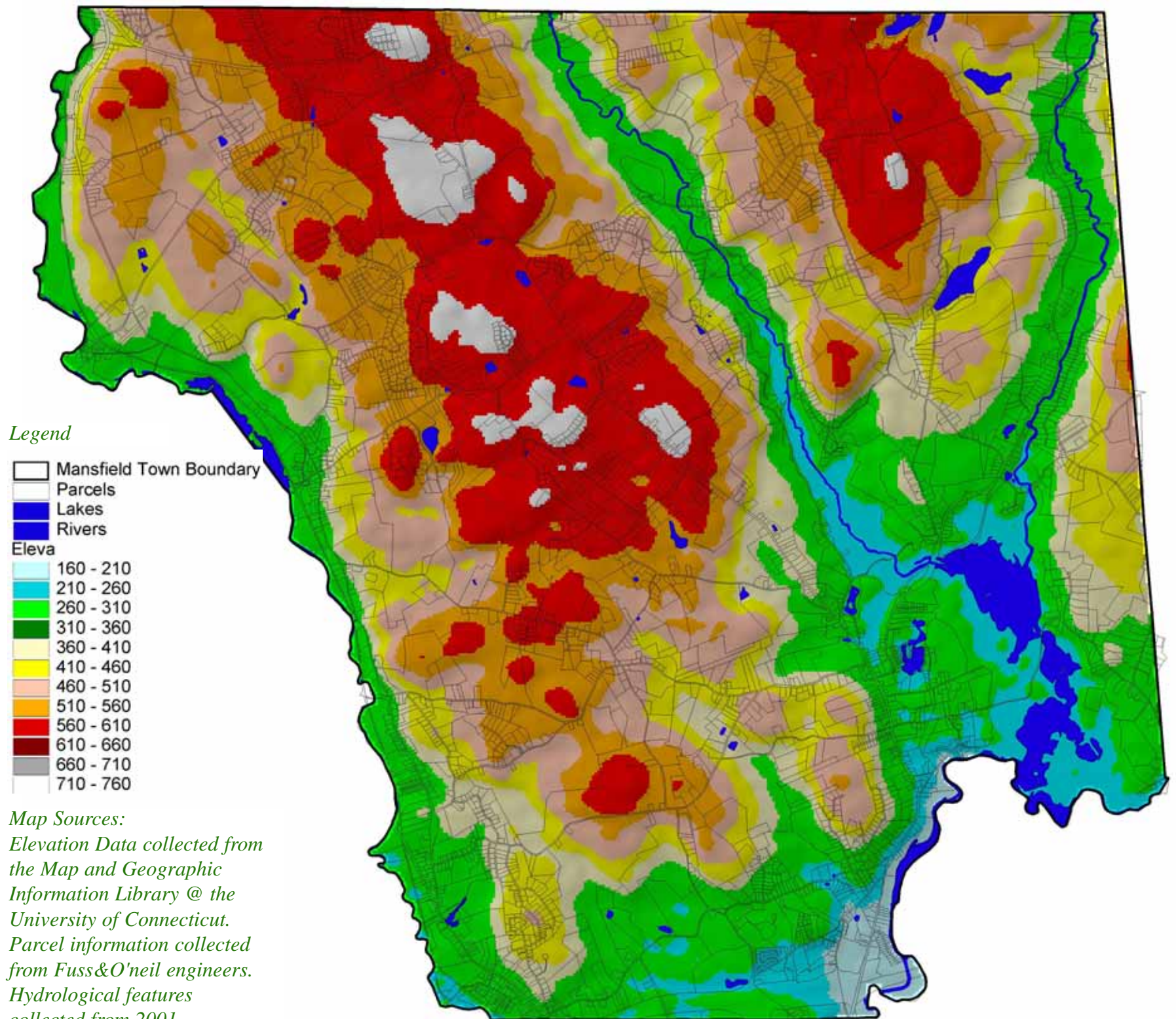


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collected from Fuss&O'neil
engineers. Hydrological
features collected from 2001
Connecticut DEP gis data
CD's.*

Topographic Map



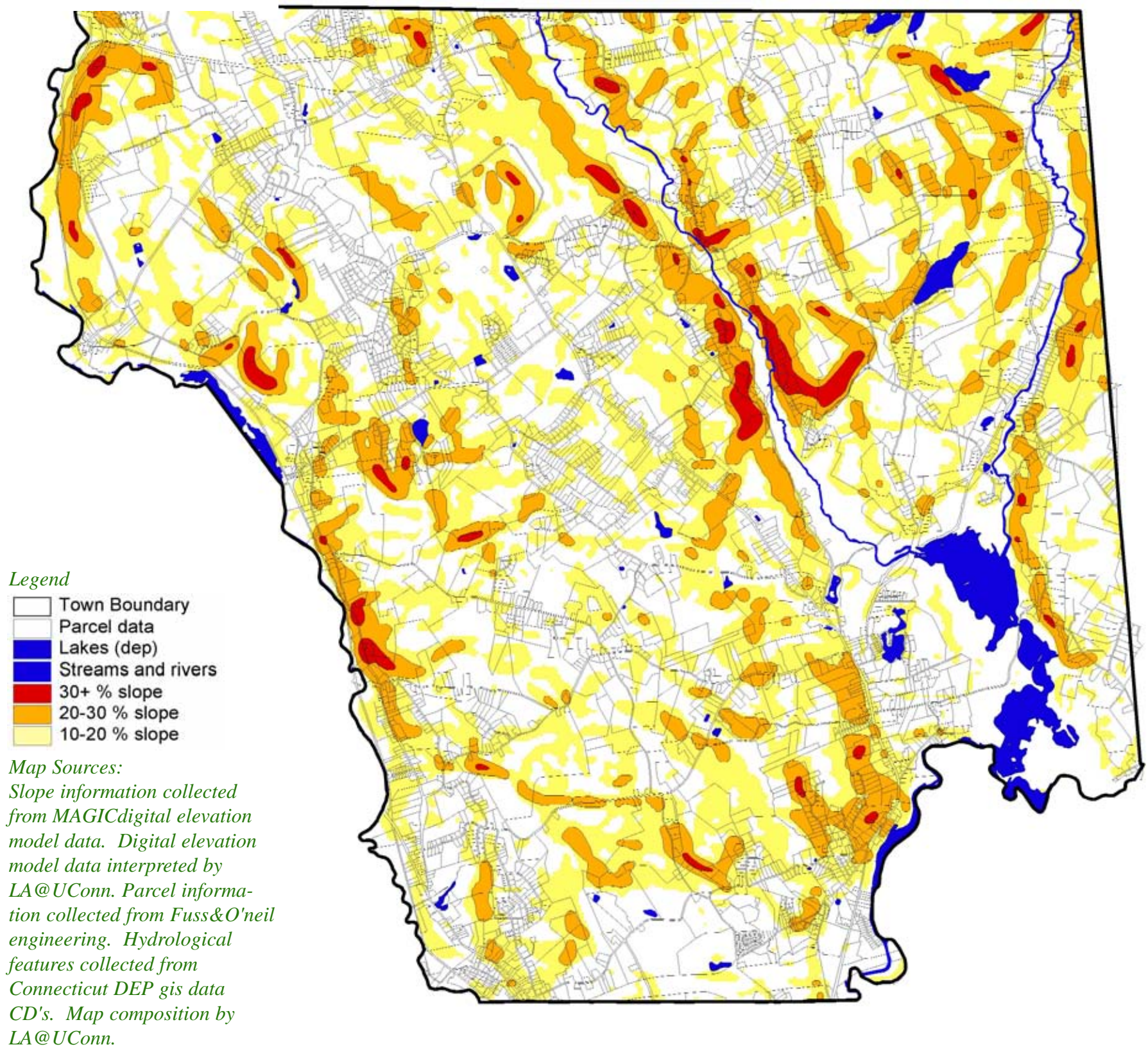
Elevation Map



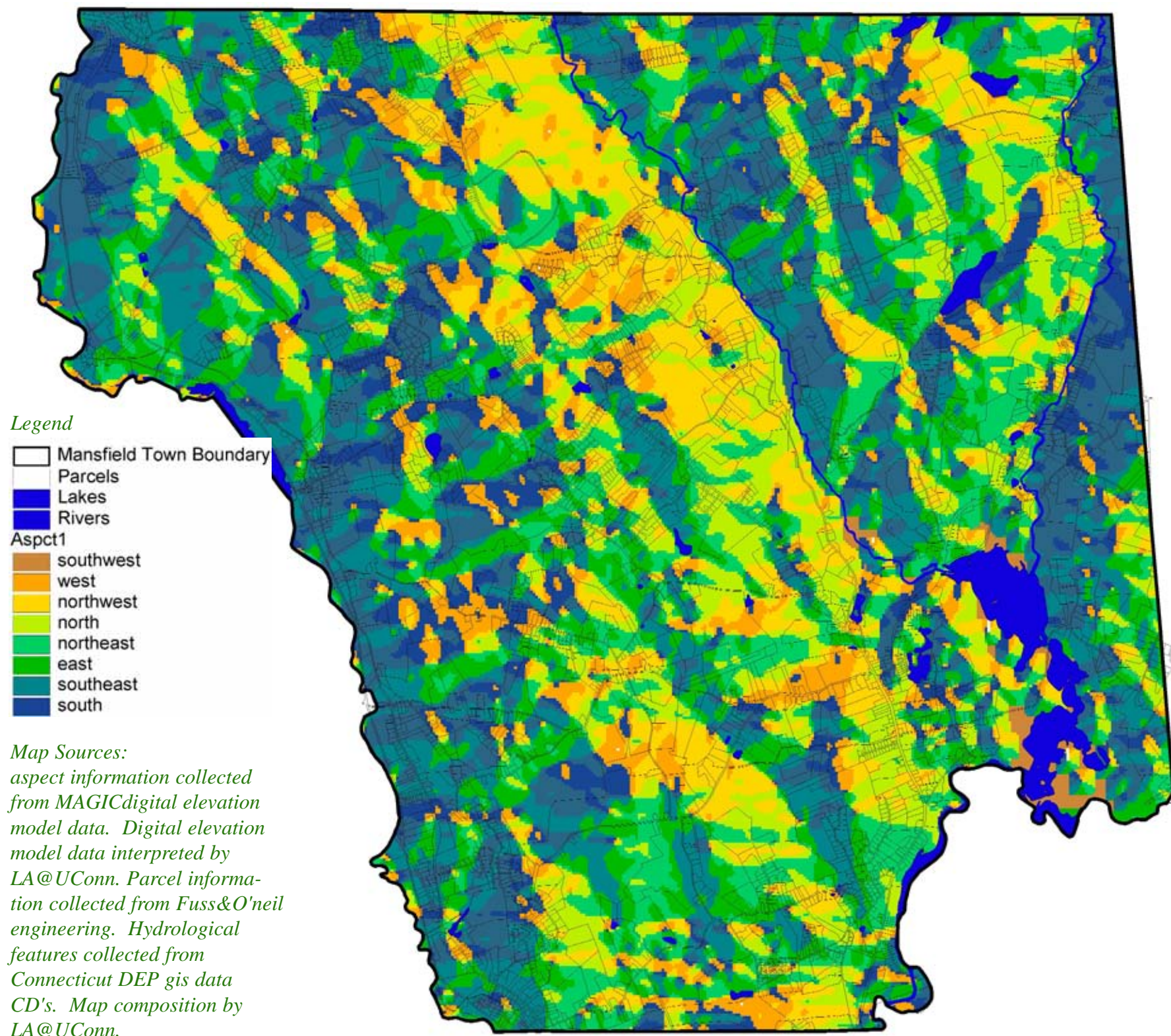
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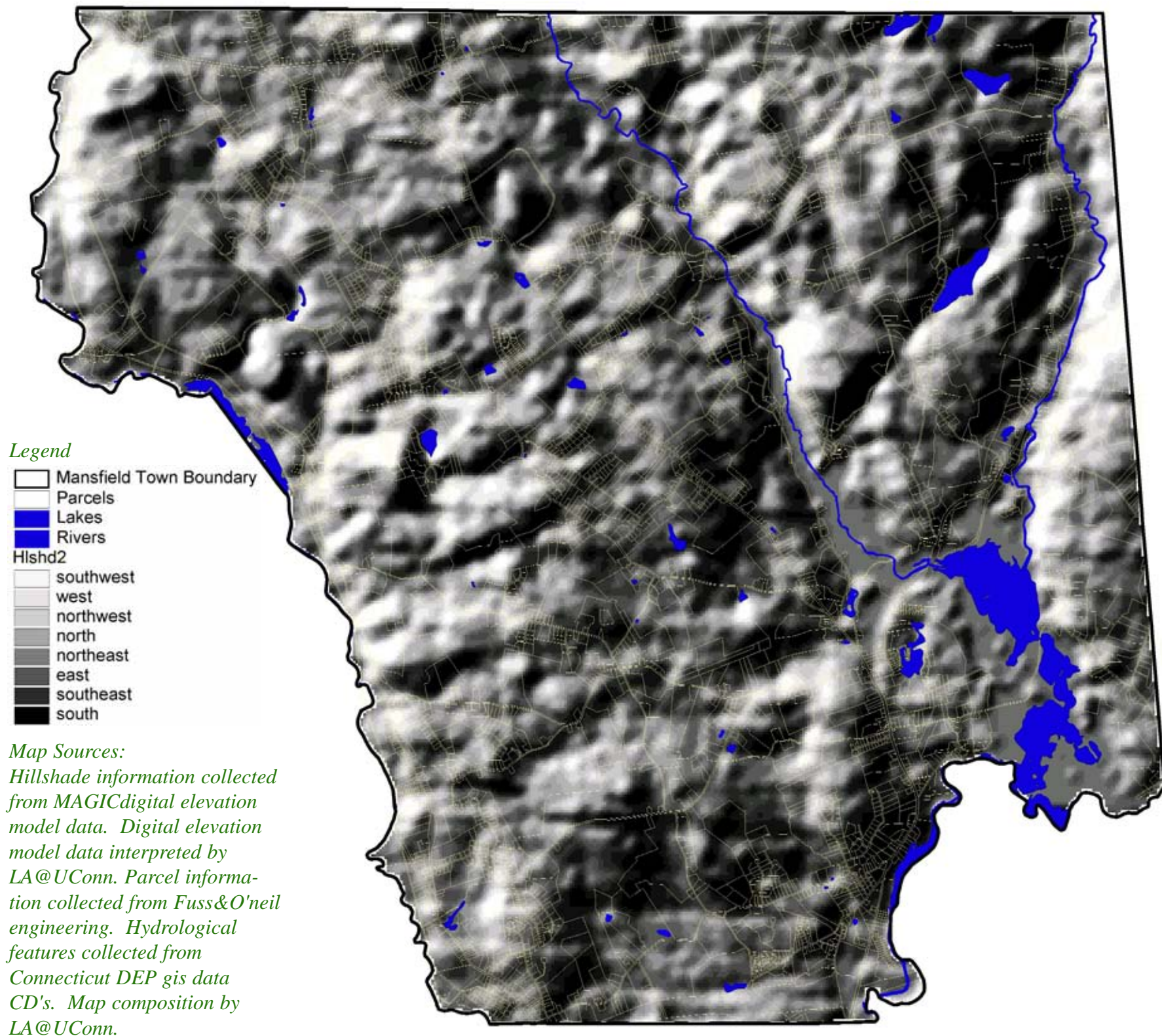
Slope Map



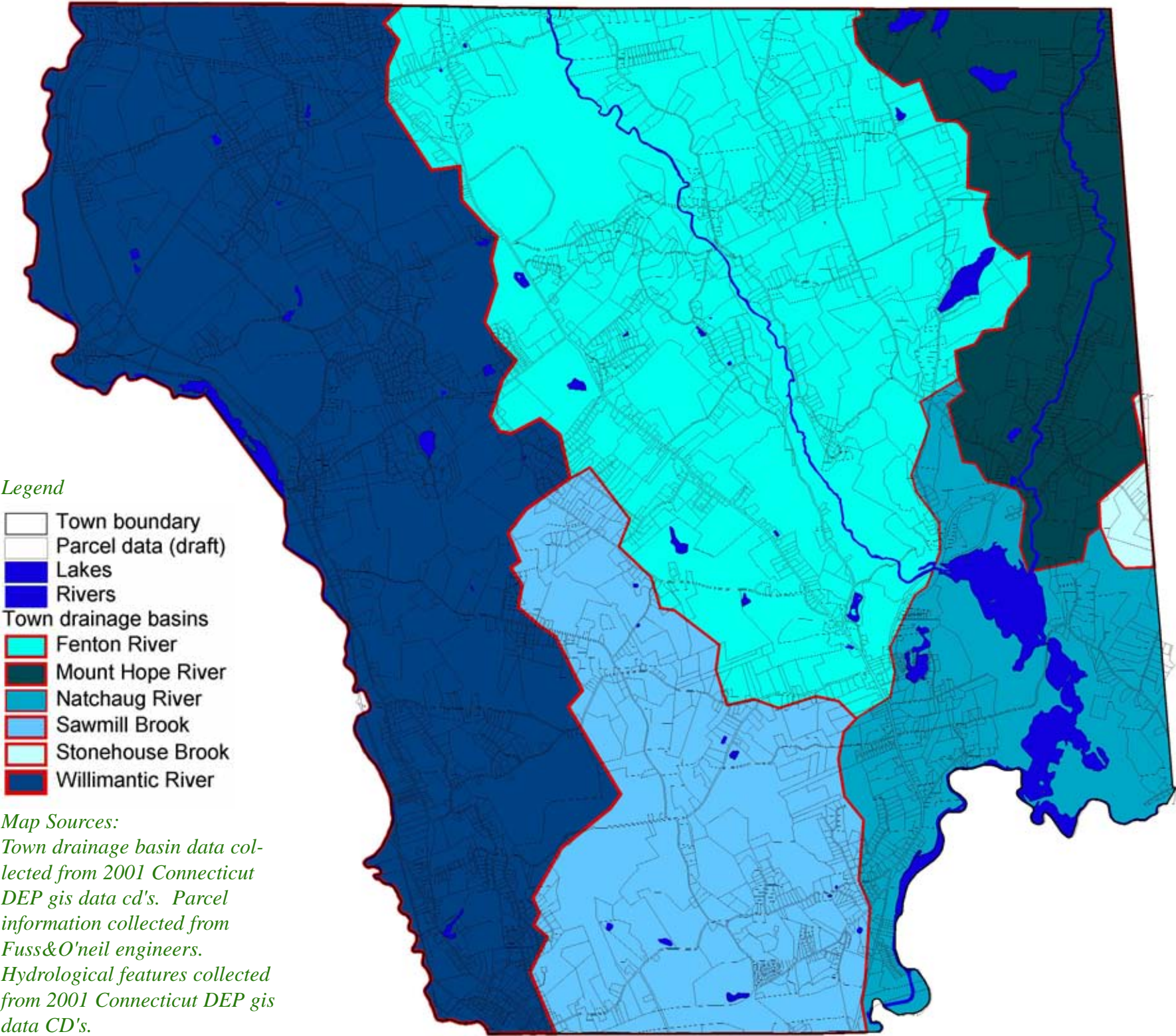
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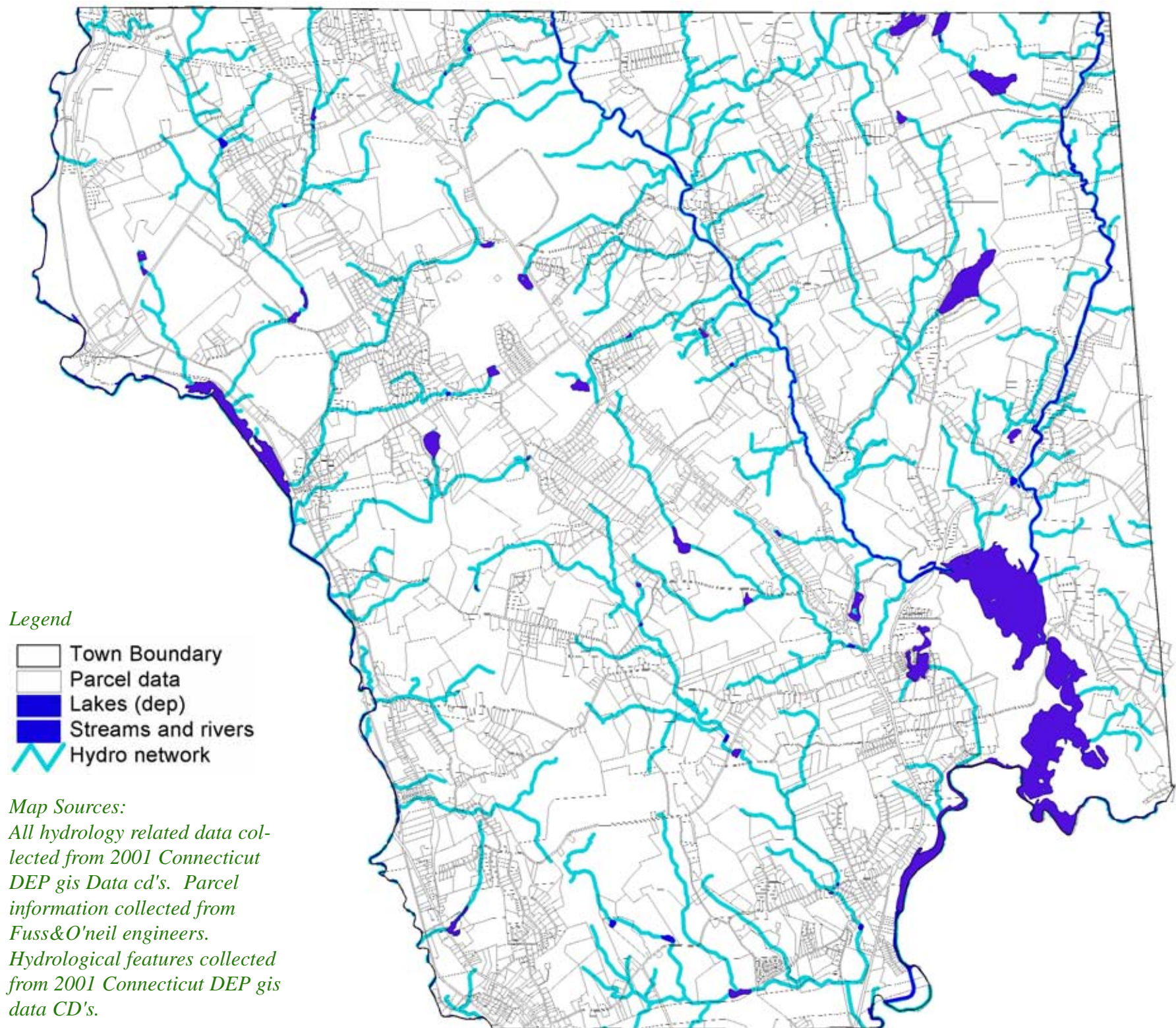
Hill Shade Map



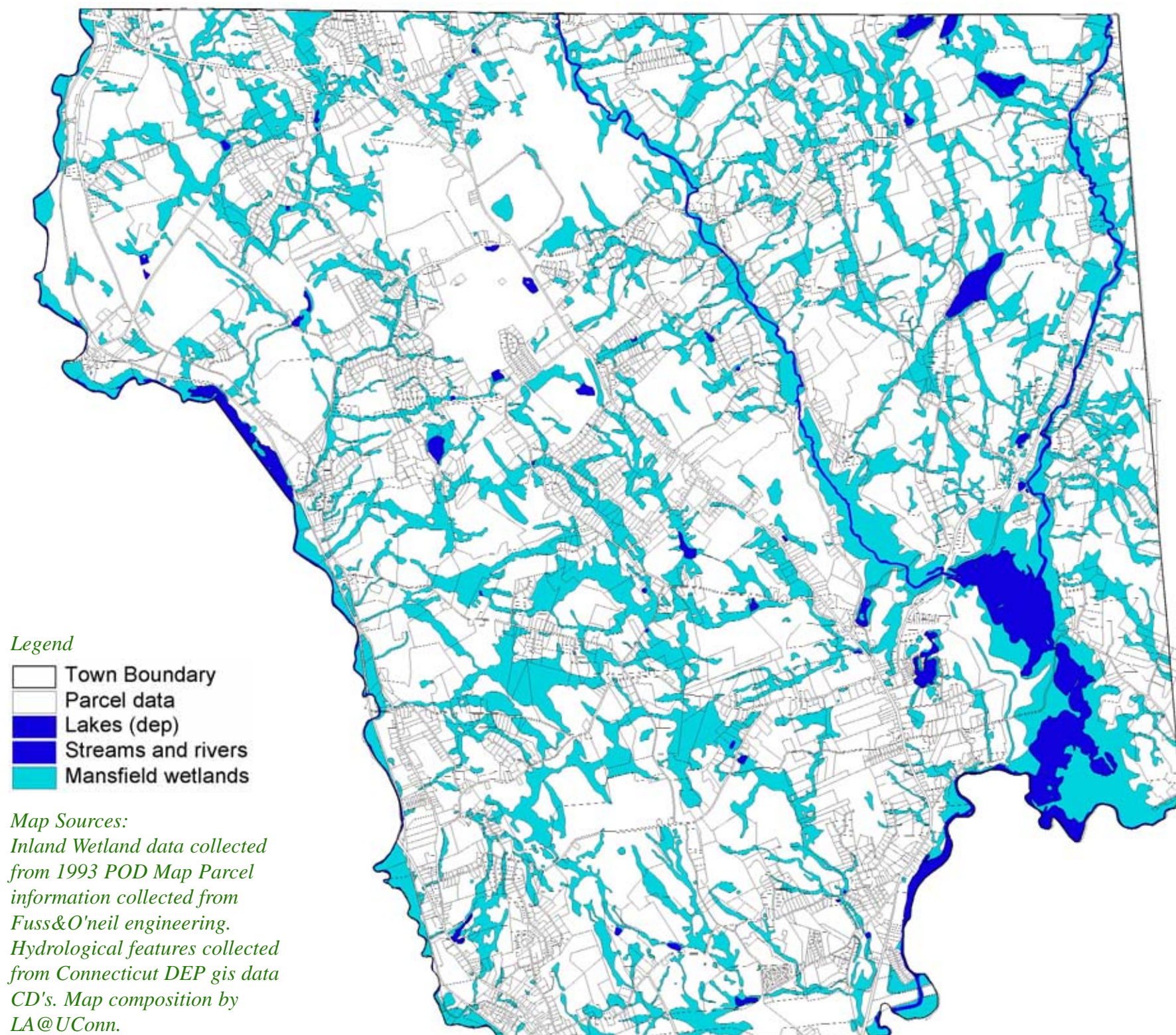
Mansfield drainage Basin Maps



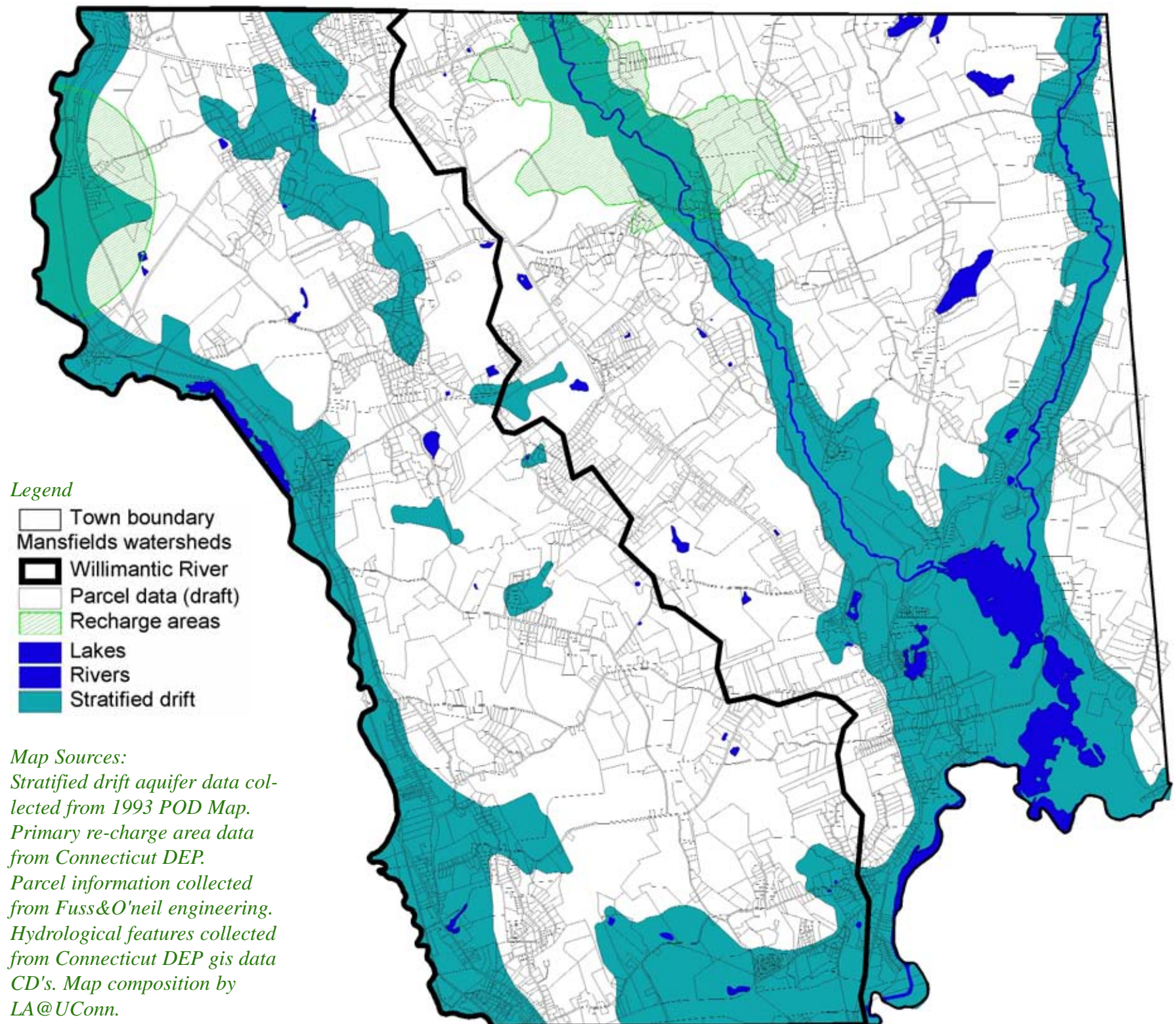
Hydrology Network



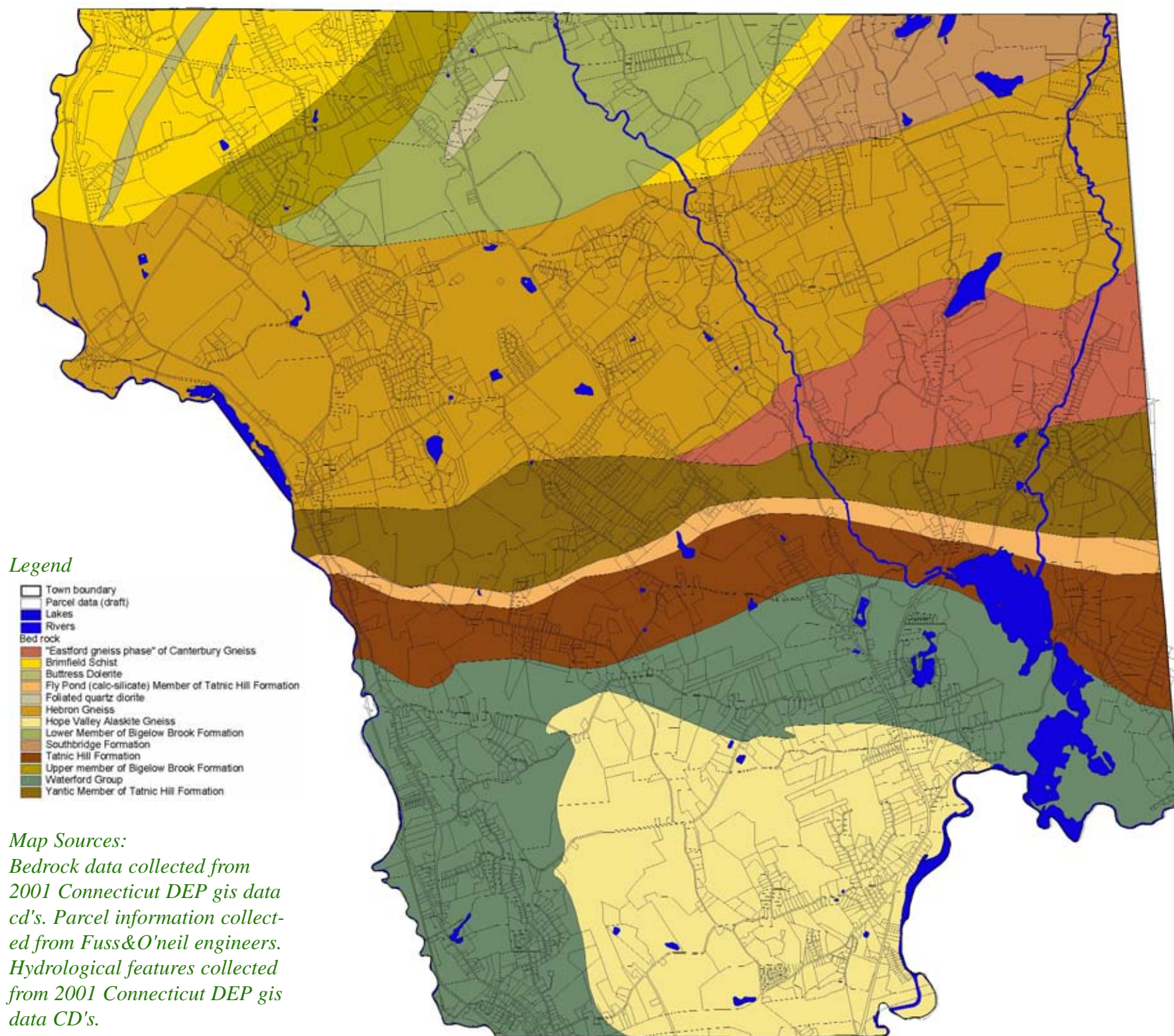
Inlands Wetlands Map



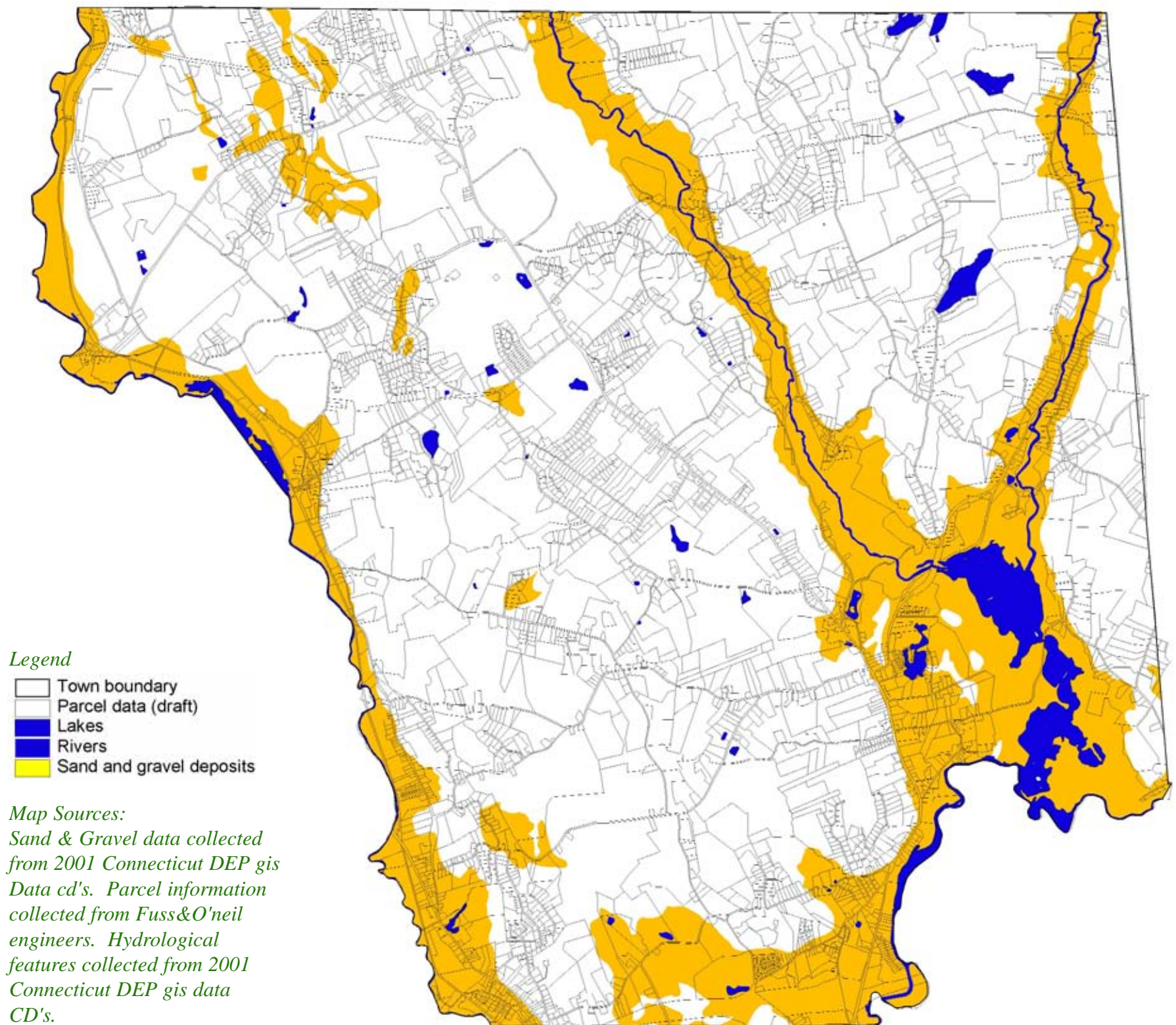
Aquifer and Willimantic Reservoir



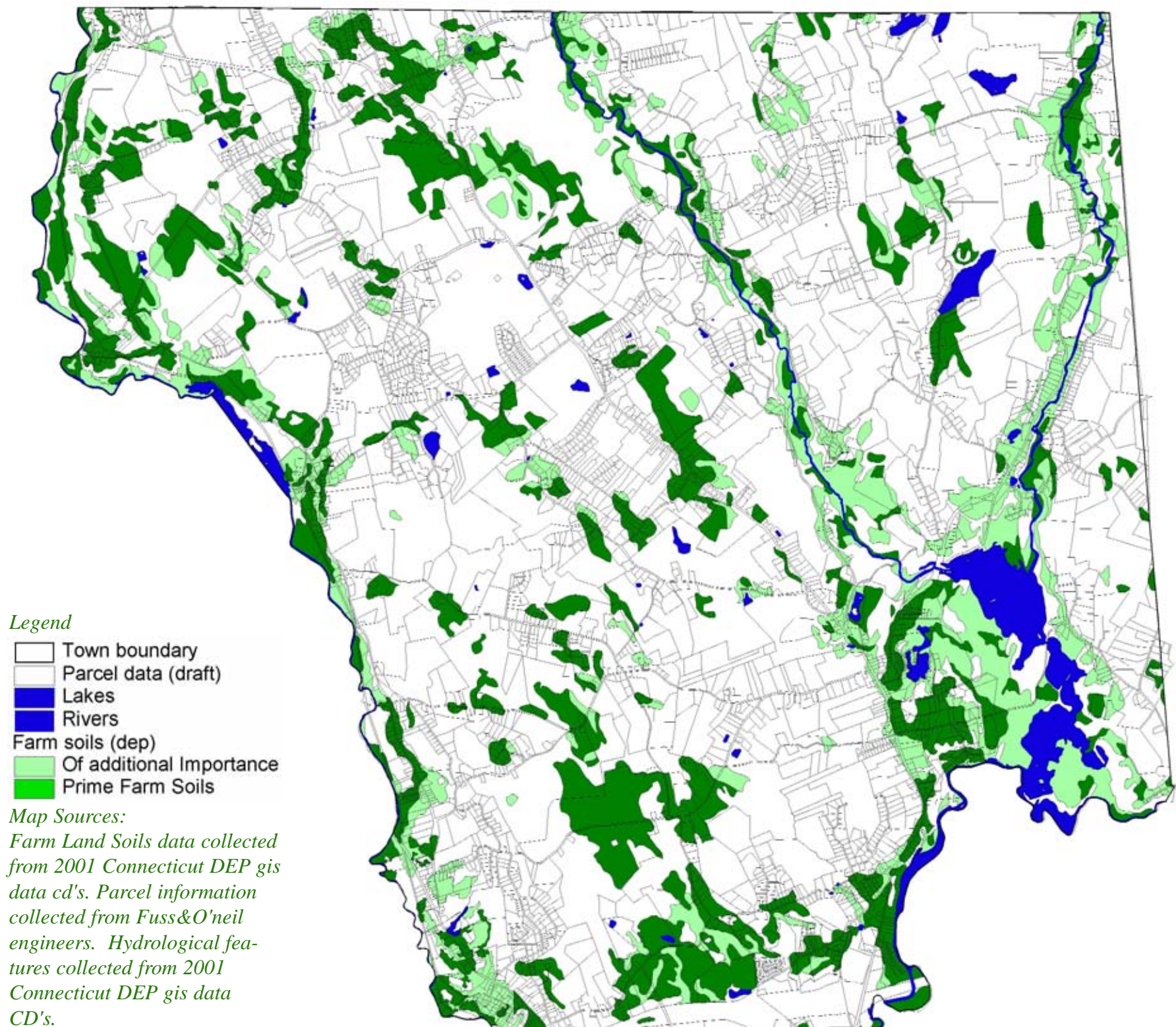
Bedrock Map



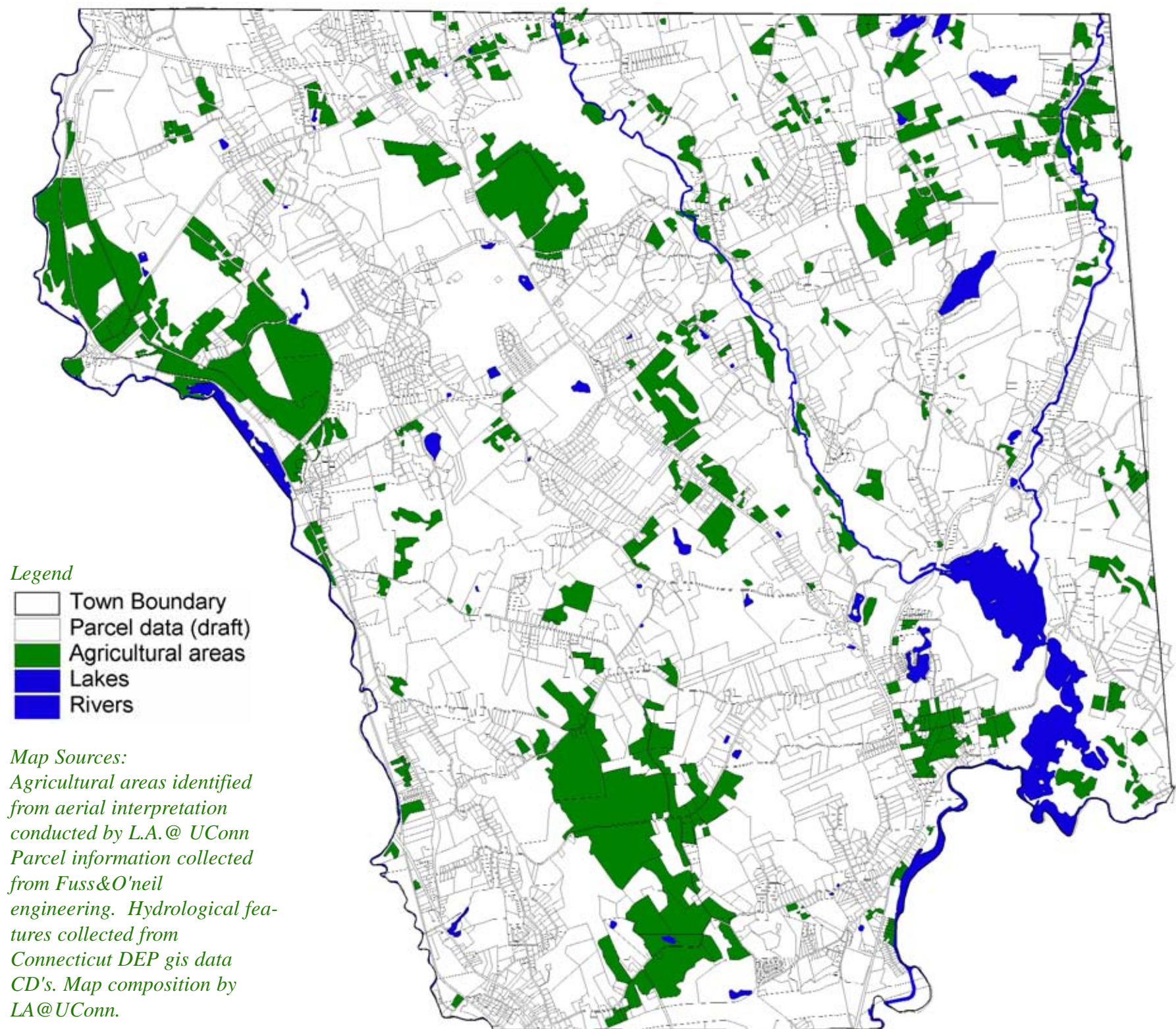
Sand and Gravel Map



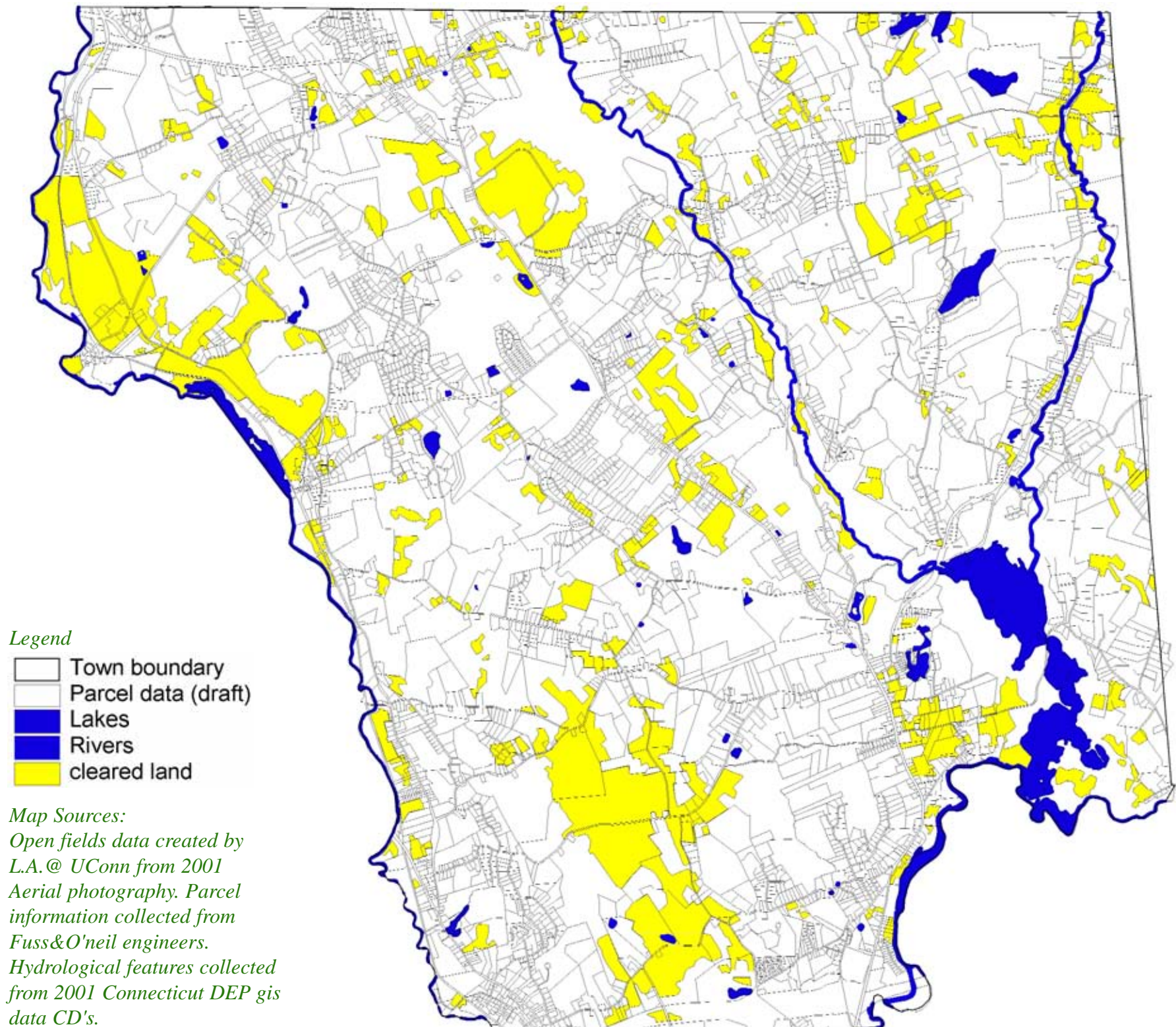
Farmland Soils



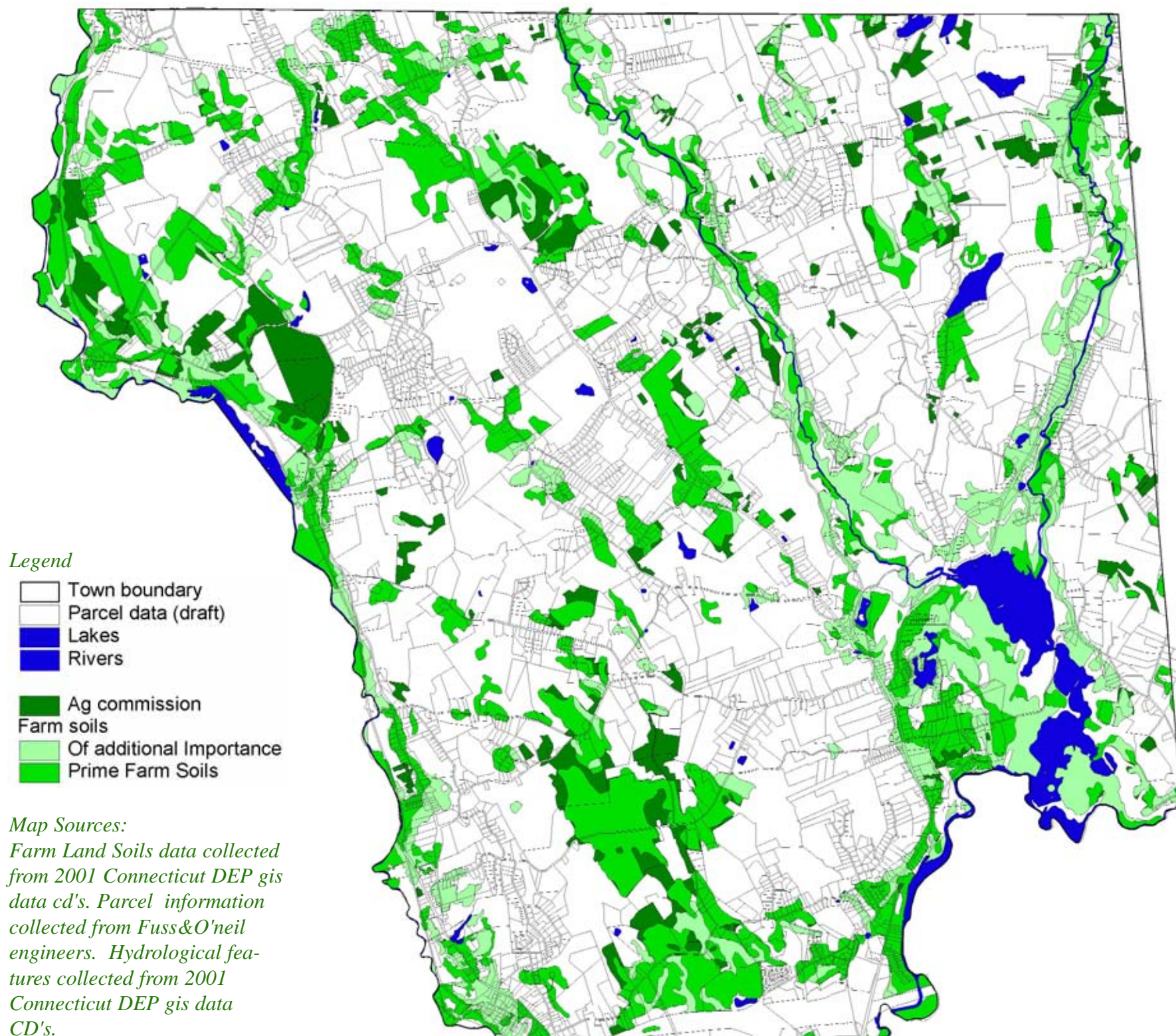
Agricultural Areas Map



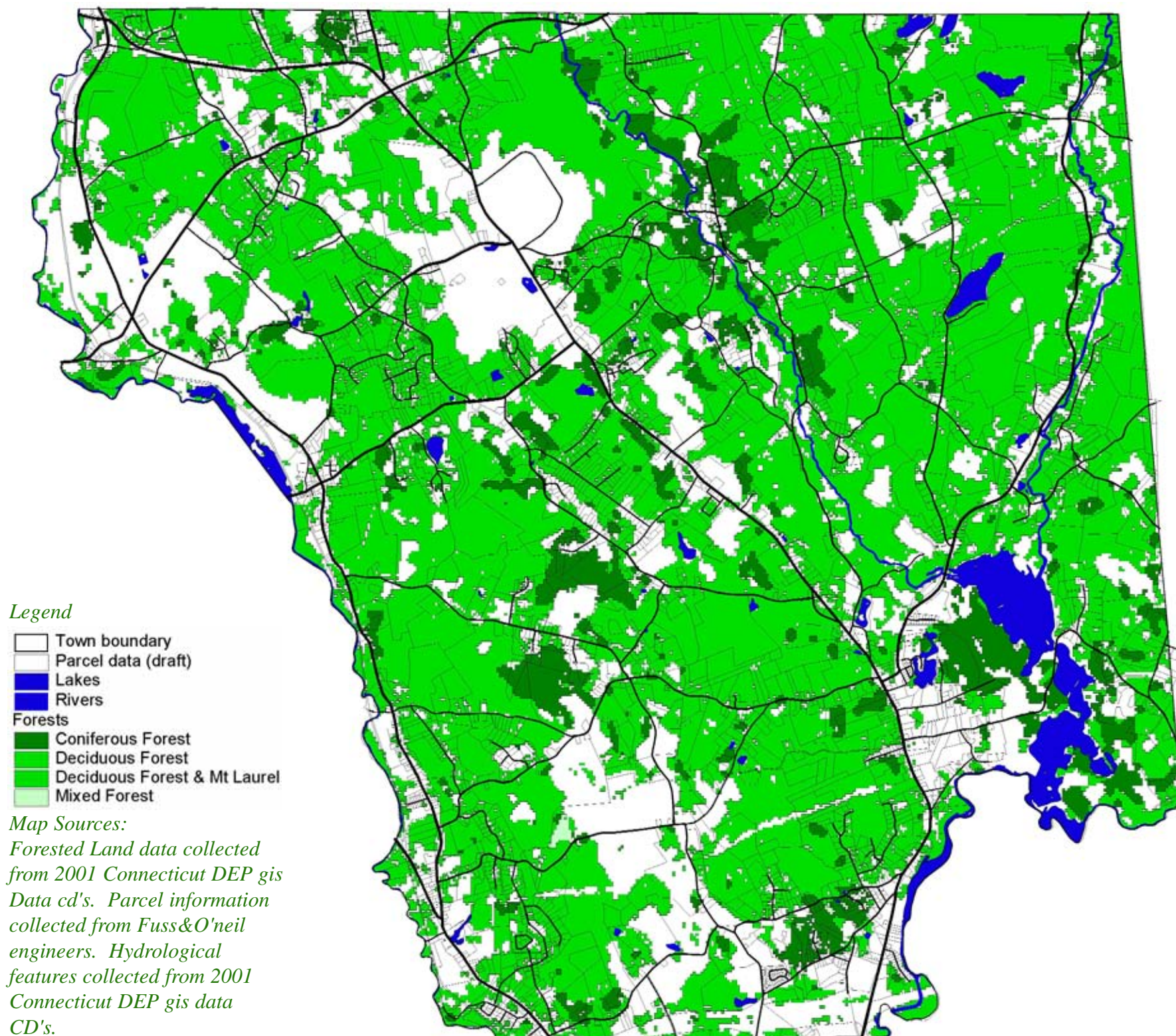
Open Fields Map



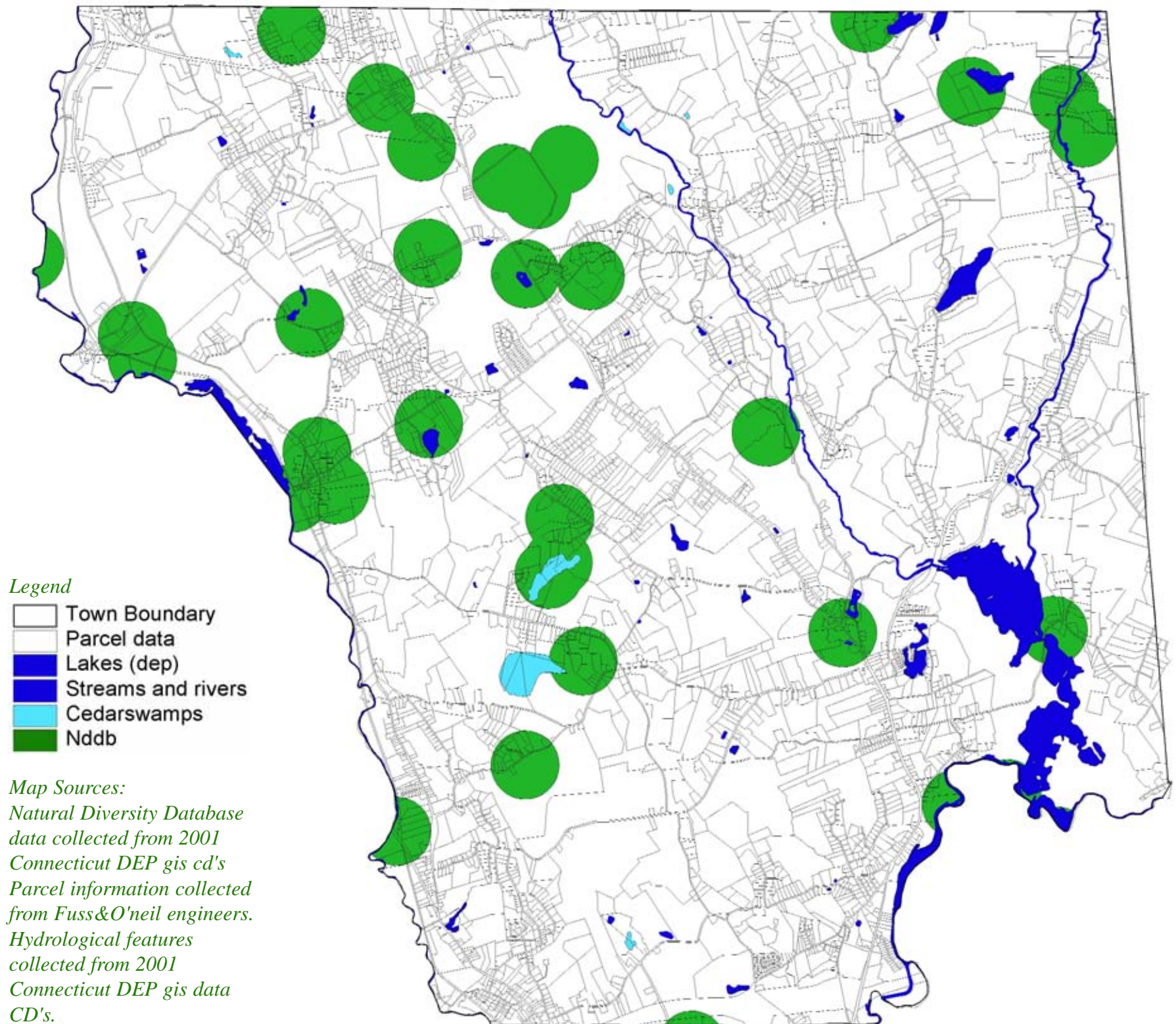
Farm soils and Agricultural Areas



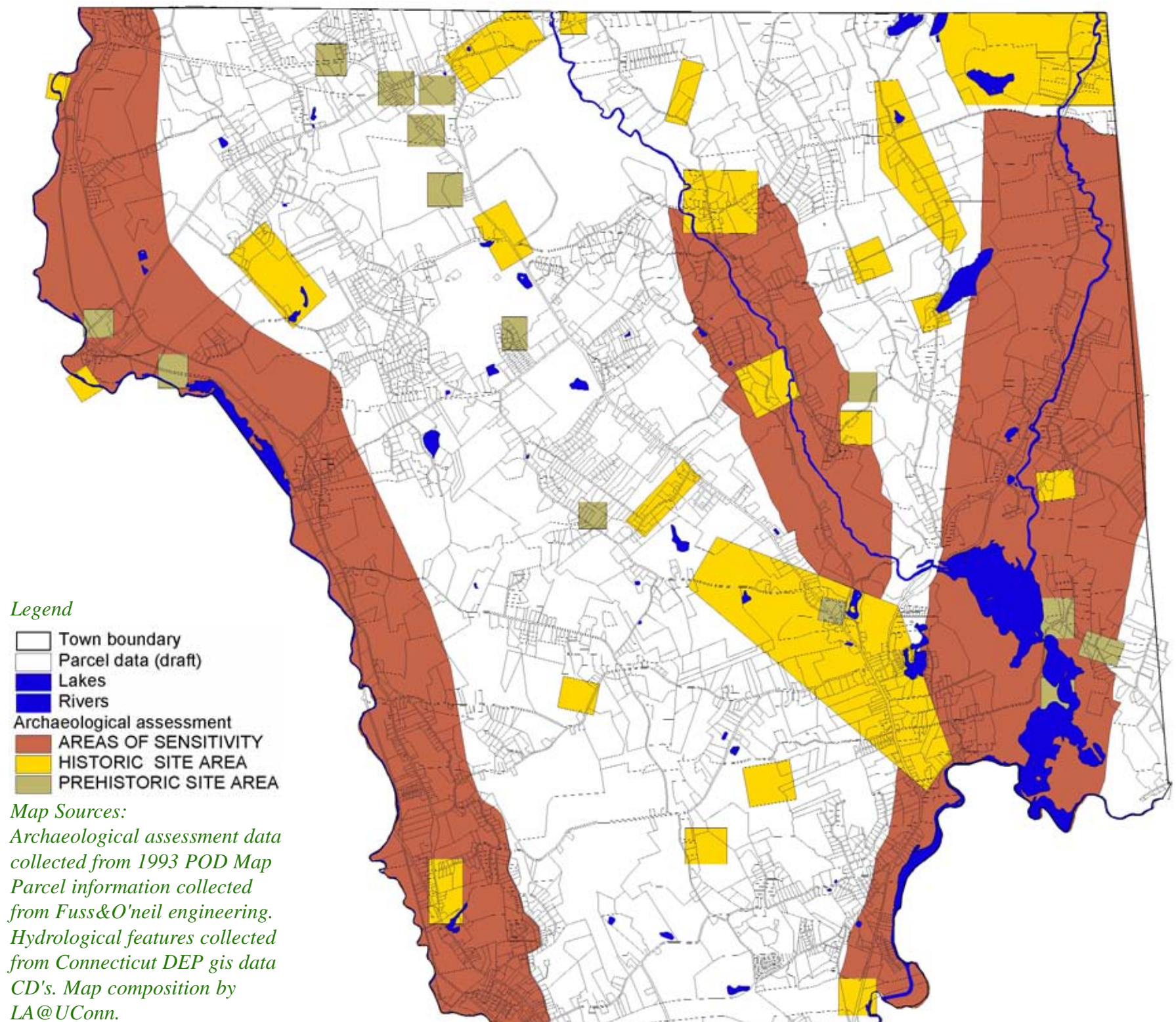
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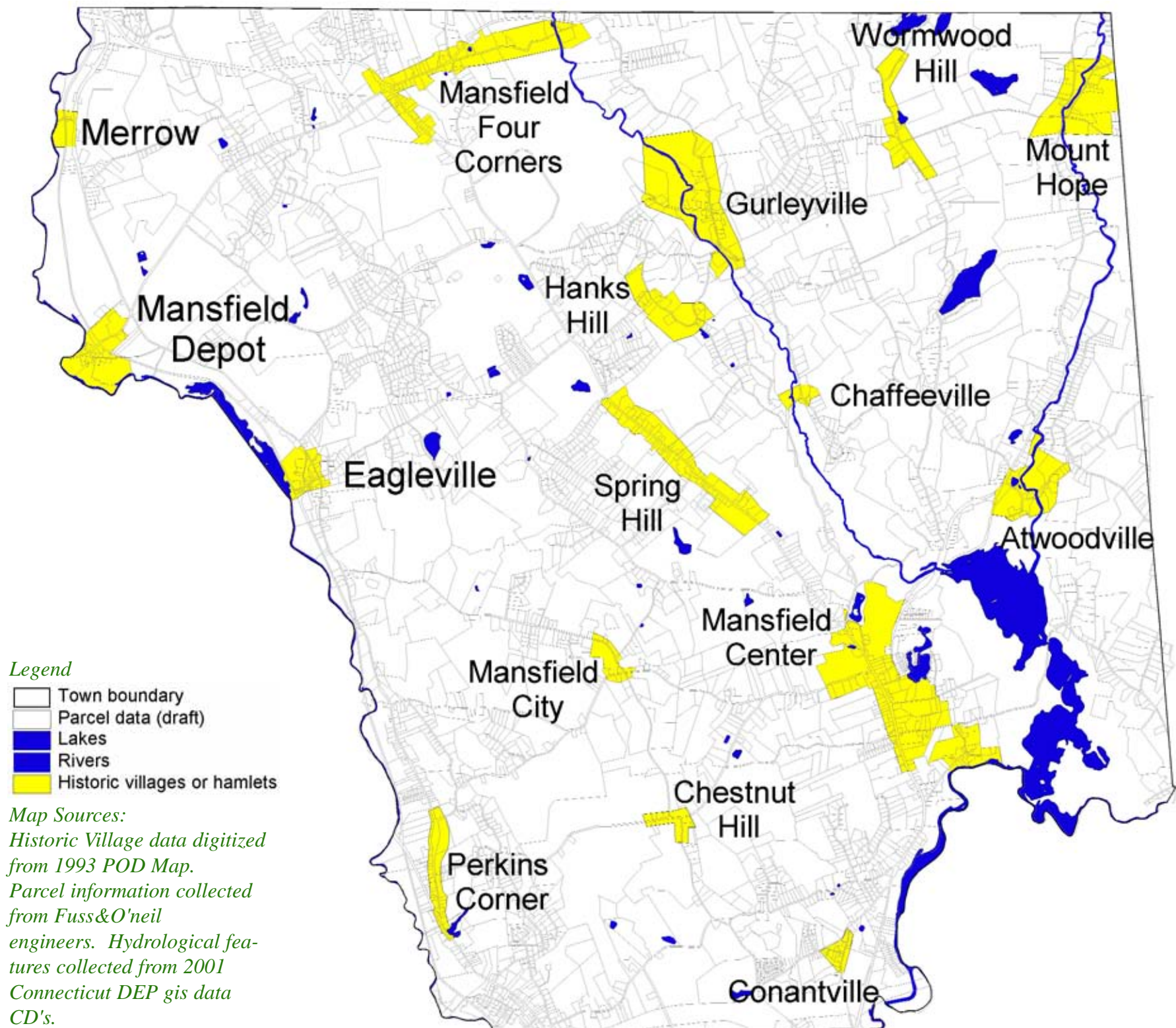
Bio-Diversity Map



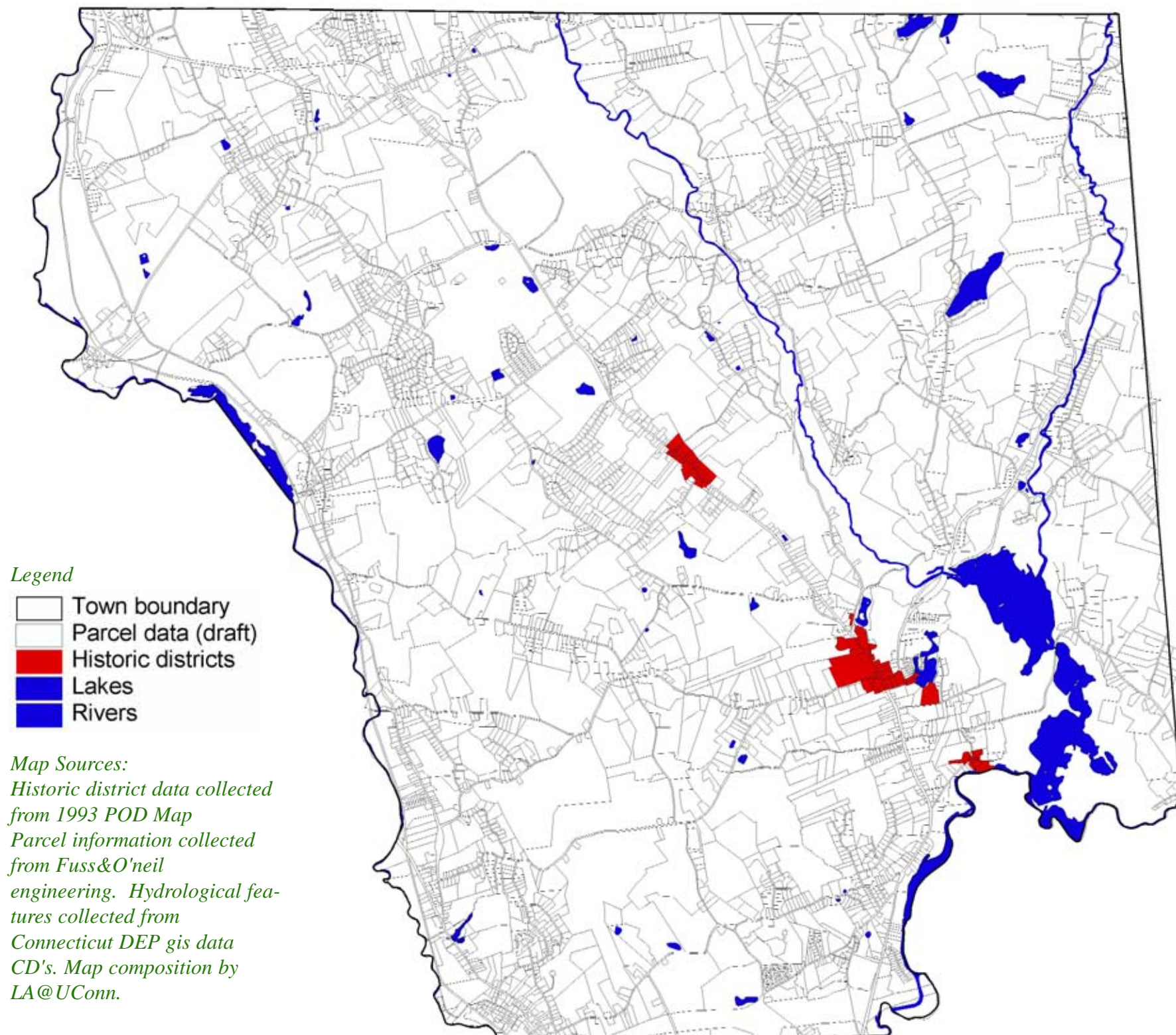
Archaeological Assessment Map



Historic Villages Map



Historic Districts Map



Mansfield Center Historic District



*Map Sources:
Historic district data collected
from 1993 POD Map
Parcel information collected
from Fuss&O'neil
engineering. Hydrological fea-
tures collected from
Connecticut DEP gis data
CD's. Map composition by
LA@UConn.*

Spring Hill Historic District



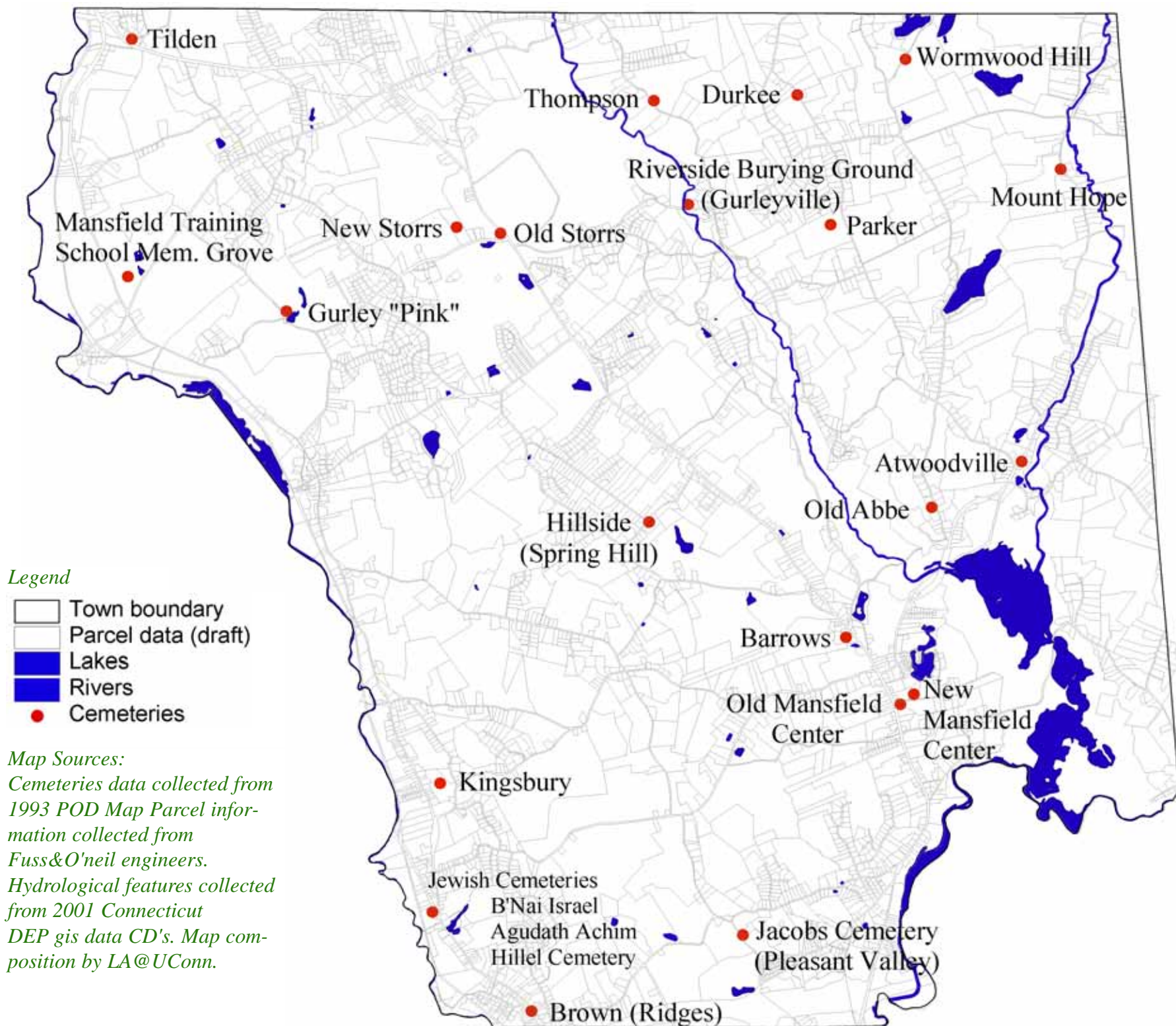
*Map Sources:
Historic district data collected
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Parcel information collected
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engineering. Hydrological fea-
tures collected from
Connecticut DEP gis data
CD's. Map composition by
LA@UConn.*

Mansfield Hollow Historic District

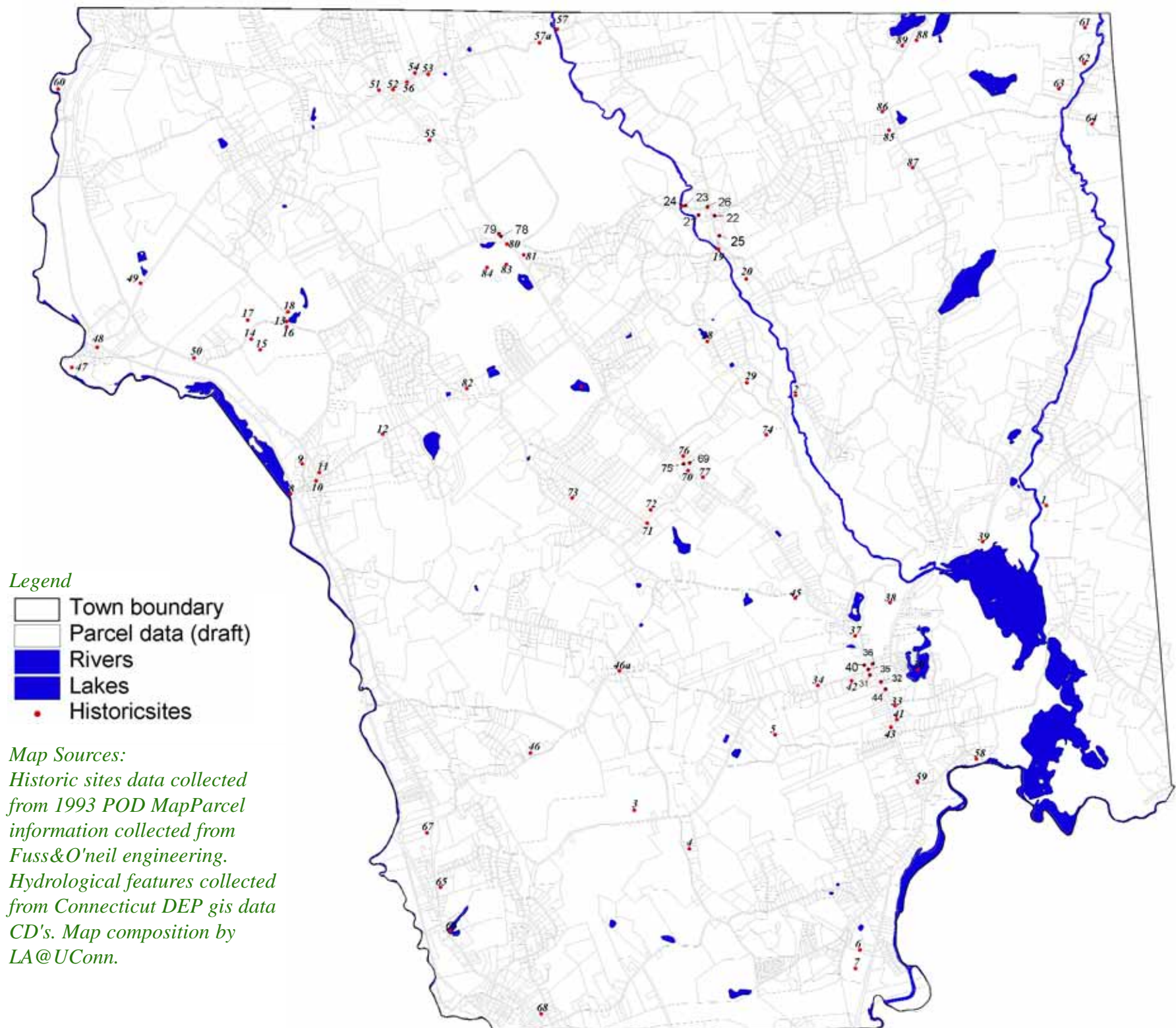


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from 1993 POD Map
Parcel information collected
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Connecticut DEP gis data
CD's. Map composition by
LA@UConn.*

Cemeteries Map



Historic Sites

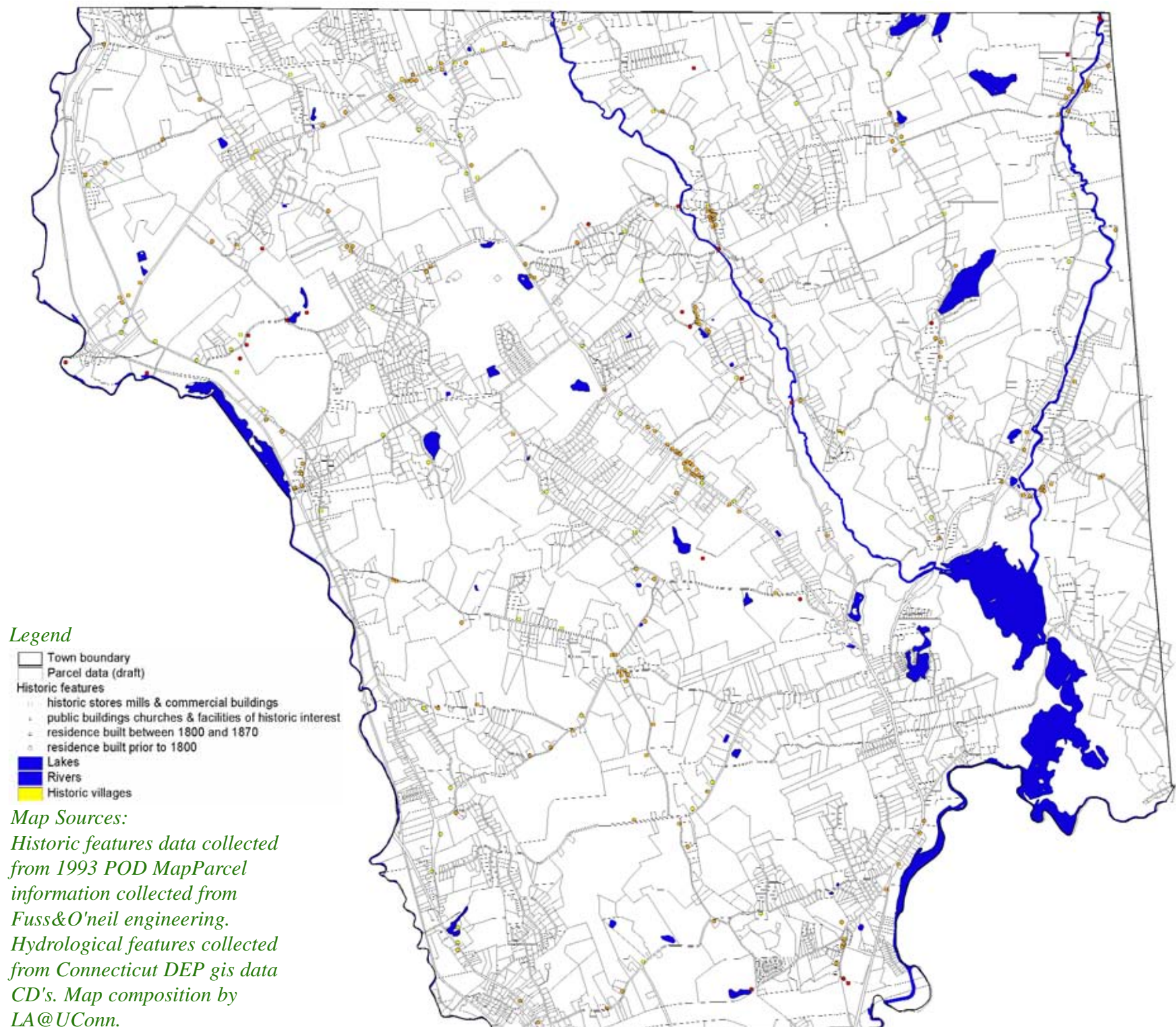


Historic Sites Listing

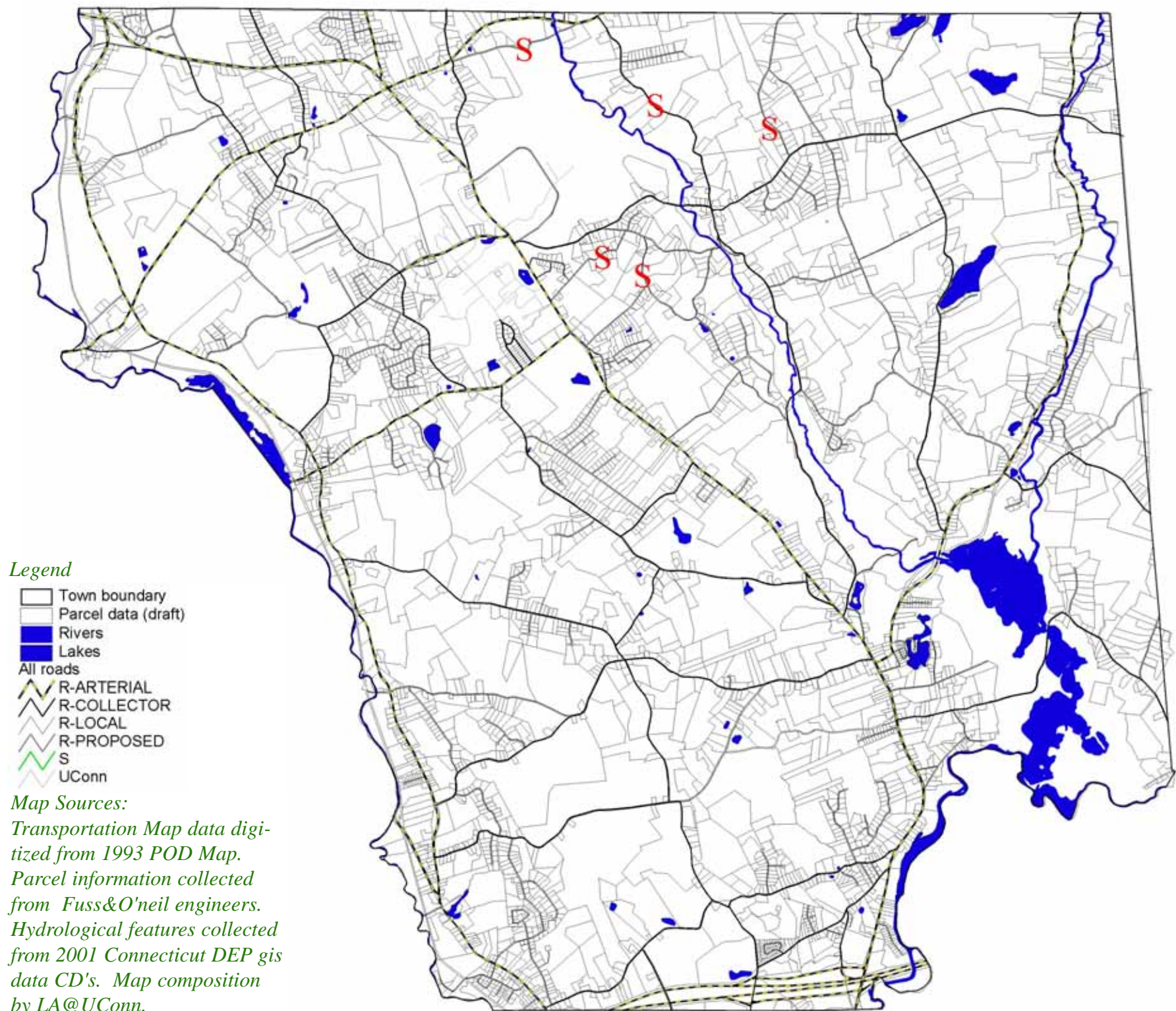
51,Site of 18th century Fuller Tavern, Mansfield Four Corners
52,Site of Tollhouse for turnpike, Mansfield Four Corners
56,Wilson-Smith house, ca. 1831,Mansfield Four Corners
53,School (now a residence), Mansfield Four Corners
54,Turner house, ca. 1800,Mansfield Four Corners
57,Site of 18th century sawmill, Mansfield Four Corners
55,Site of Ash house, ca. 1765,Mansfield Four Corners
60,Site of Merrow mill, first powder mill in U.S., 1810-1826, later a knitting mill., Merrow
47,Organ factory, Mansfield Depot
48,Thompson's store, Mansfield Depot
49,Reynolds house, ca. 1814, Mansfield Depot
50,C. Green house, ca. 1730, Mansfield Depot
18,Gurley "Pink" Cemetery, Mansfield Depot
17,Samuel Gurley's orchard, mid 18th century, Mansfield Depot
13,Site of 18th century grist mill, also called bone mill, Mansfield Depot
16,Site of 18th century saw mill, Mansfield Depot
14,Site of 18th century fulling mill, Mansfield Depot
15,Site of Ephraim Gurley's ironworks, end of 18th century, Mansfield Depot
10,St. Joseph's Church, Eagleville
11,Schoolhouse, 1869, now used by Joshua's Trust, Eagleville
9,Champlion's General Store, Eagleville
8,Site of Eagle Co. Mill, 1st cotton mill in town, early 19th century, Eagleville
12,Jesse Bennet house, ca. 1720,Ravine
82,Site of Seperatist Church, ca. 1746,Storrs
27,Hanks Reservoir (Tift pond), Hanks Hill
78,Storrs Congreg. Church, founded 1737, present building 1927,Storrs
79,Old Storrs Church Cemetery, Storrs
81,Site of Tannery, Storrs
80,Site of Whitney Hall, Storrs
84,College Beanery (Benton Museum), Storrs
83,Gulley Hall, 1908, Storrs
23,Gurleyville Cemetery, Gurleyville
24,Site of silk mill, Royce's (1840), then Smith's (1862), Gurleyville
26,David Royce house, 1735, Gurleyville
22,Site of Methodist Church, 1825-1947, Gurleyville
25,Schoolhouse, 1876 (now a residence),Gurleyville
21,Site of Ephraim Gurley's foundry, ca. 1800, then site of second silk mill, ca. 1830, Gurleyville
19,Stone grist mill, mid 18th century, Gurleyville
20,Birthplace of Gov. Wilbur L. Cross, (1862-1948), Gurleyville
28,Site of first silk mill in U.S., H.&R. Hanks, 1810, Hanks Hill
29,Site of Hanks brass cannon & bell factory, ca. 1800,Hanks Hill
2,Site of silk mill, O.S. Chaffee & son, mid-19th century, Chaffeeville
74,Fifty Feet cliff, Spring Hill
75,Issac Sergeant house (Altnaveigh Inn) ca. 1730,Spring Hill
69,Town Hall, 1843, Spring Hill
70,First Baptist Church, founded 1809, present building ca. 1874, Spring Hill

77,Nathan Barrows house, ca. 1809, Spring Hill
76,L. Kingsley house, ca 1809, Spring Hill
71,Hillside cemetery, Spring Hill
73,Alms House or Town Farm (now a residence), ca. 1730, Spring Hill
72,School (now a residence), Spring Hill
85,Site of Methodist Church, 1797, Wormwood Hill
86,Former bit & auger shop, steelyard and gimlet shop, Wormwood Hill
87,School (now a residence), 1796, Wormwood Hill
88,Wormwood Hill cemetery, Wormwood Hill
89,Reed house, ca. 1780, Wormwood Hill
61,Site of 19th century axe halve factory, Mount Hope
62,Site of 19th century shingle and grist mill, Mount Hope
63,Site of 19th century bone mill, Mount Hope
64,Miner-Grant house, ca. 1740, Mount Hope
1,Site of silk mill, Atwood & Crane, 1850-1870, Atwoodville
39,Turnip Meadow, Mansfield Center
30,Town pond, from which the center was first called "Pond Place", Mansfield Center
31,First Church, Congregational, founded 1710, present building 1856 (Edwin S, Fitch), Mansfield Center
32,Barrows & Burnham store (1886), Mansfield Center
33,Old Mansfield Center Cemetery, Mansfield Center
35,Former Mansfield Center Library, site of school, Mansfield Center
36,Eleazer Williams house, 1710, Mansfield Center
37,Site of 18th century tannery (1777), Mansfield Center
38,Red Spring, Mansfield Center
40,Edwin Fitch House, 1836, Mansfield Center
41,Col. Experience Storrs house, ca. 1753, Mansfield Center
42,Dewing wall, 1884, Mansfield Center
43,Samuel Sargeant house, 1782, Mansfield Center
44,Martin Phillips house, ca. 1820, Mansfield Center
45,Site of Clover Mill , Mansfield Center
34,Town Pond, ca. 1801, Mansfield Center
46,Gersham Barrows house, ca. 1765, Mansfield City
46,Mansfield City School (now a residence), Mansfield City
67,Robert Barrows house, ca. 1725, Perkins Corner
66,Mill pond, Perkins Corner
65,House (ca. 1717) of Joshua More, founder of school which became Dartmouth College, Perkins Corner
3,Stearns Farm, Chestnut Hill
4,Chestnut Hill school (now a residence), Chestnut Hill
5,Wolf Rock, Chestnut Hill
7,Atwood Machine Co., 1870 (now a residence), Conantville
6,Silk mills founded mid-19th century, Conantville
68,School (now ell of a residence), Ridges
58,Mill, present building 1862 (Kirby Mill), Mansfield Hollow
59,School (now an apartment house), Mansfield Hollow
57,Site of Elevated Turnpike, Mansfield Four Corners

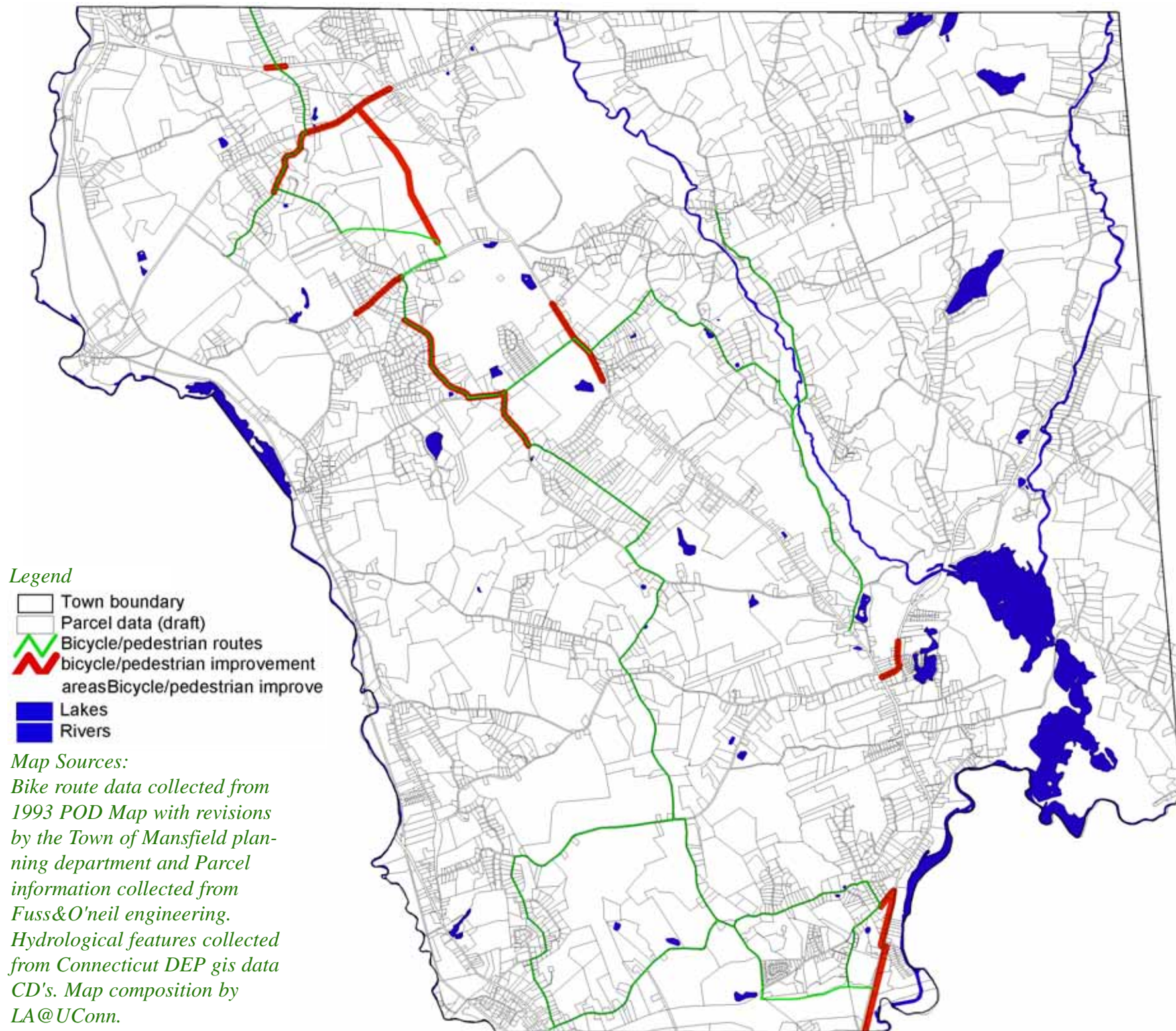
Historic Features



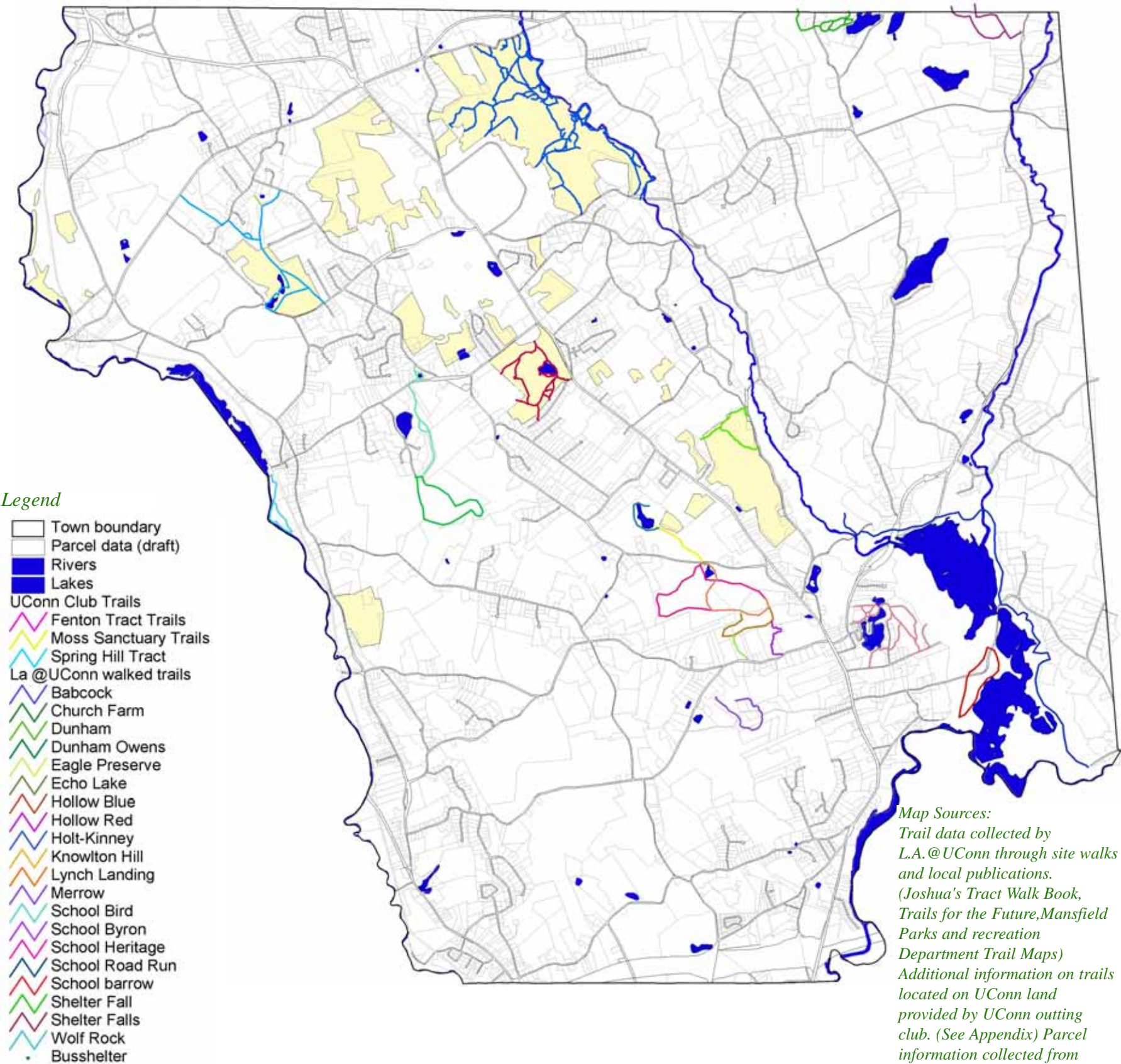
Transportation Map



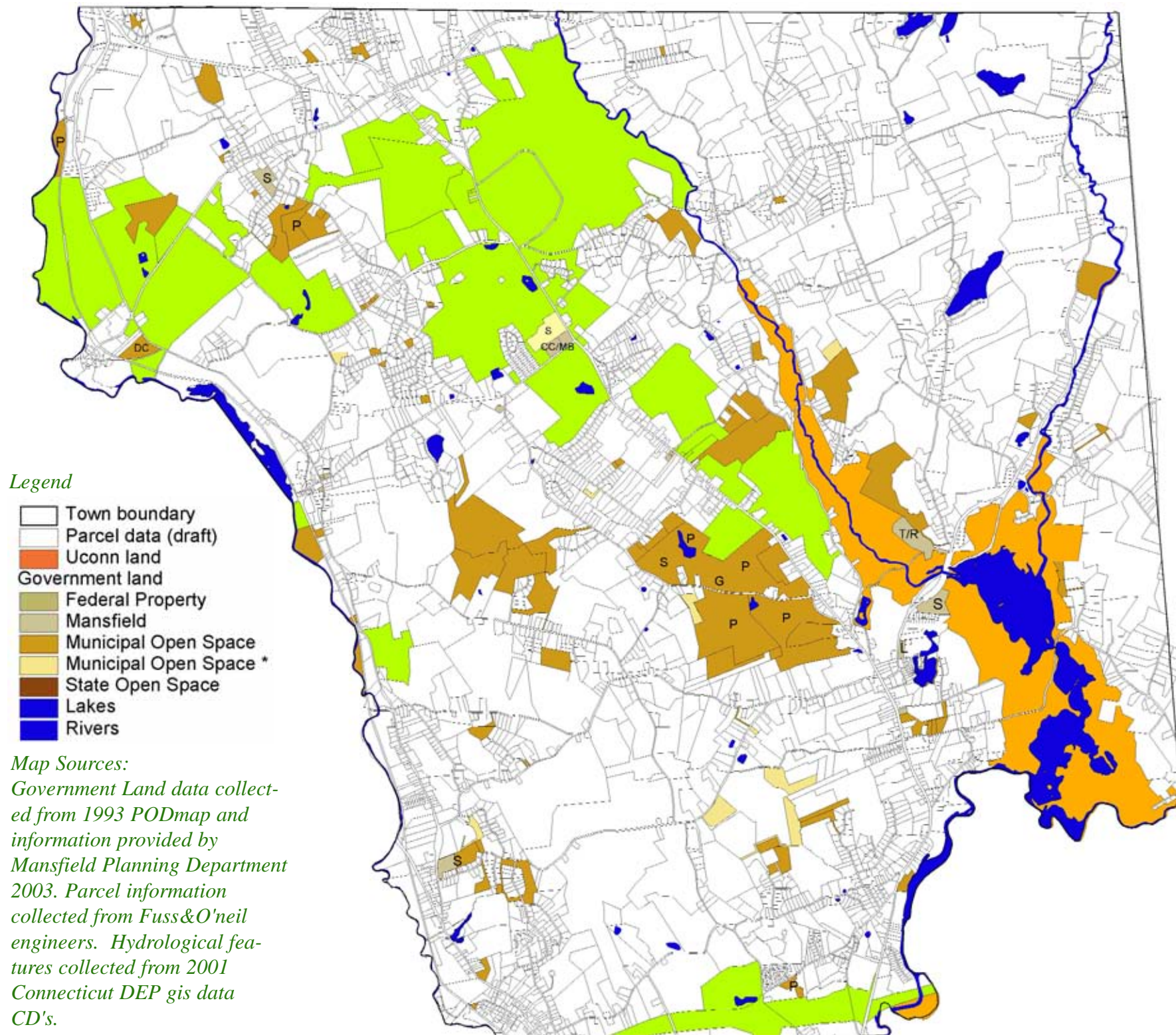
Bicycle/Pedestrian Improvement Plan



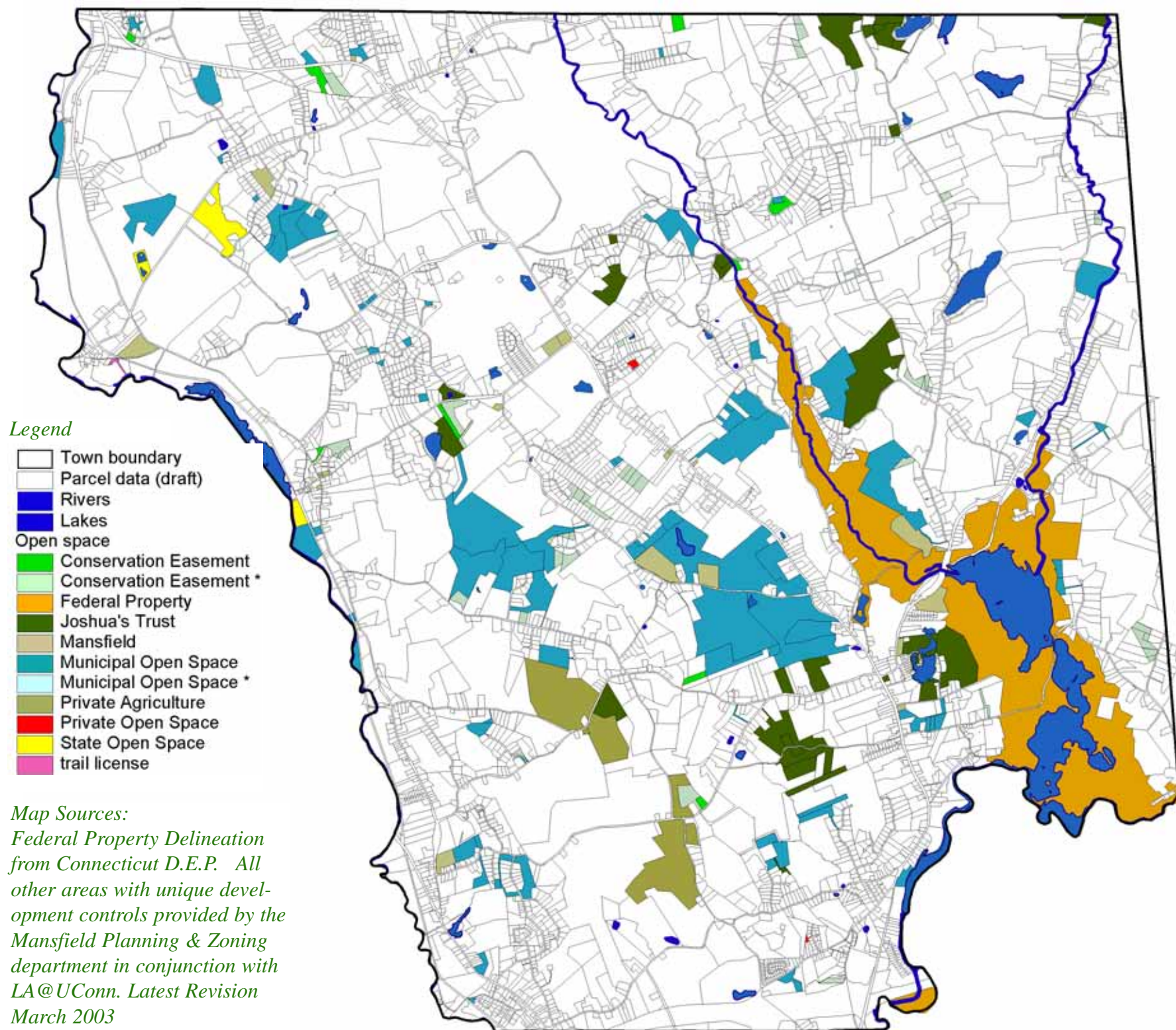
Trails Map



Government Lands Map



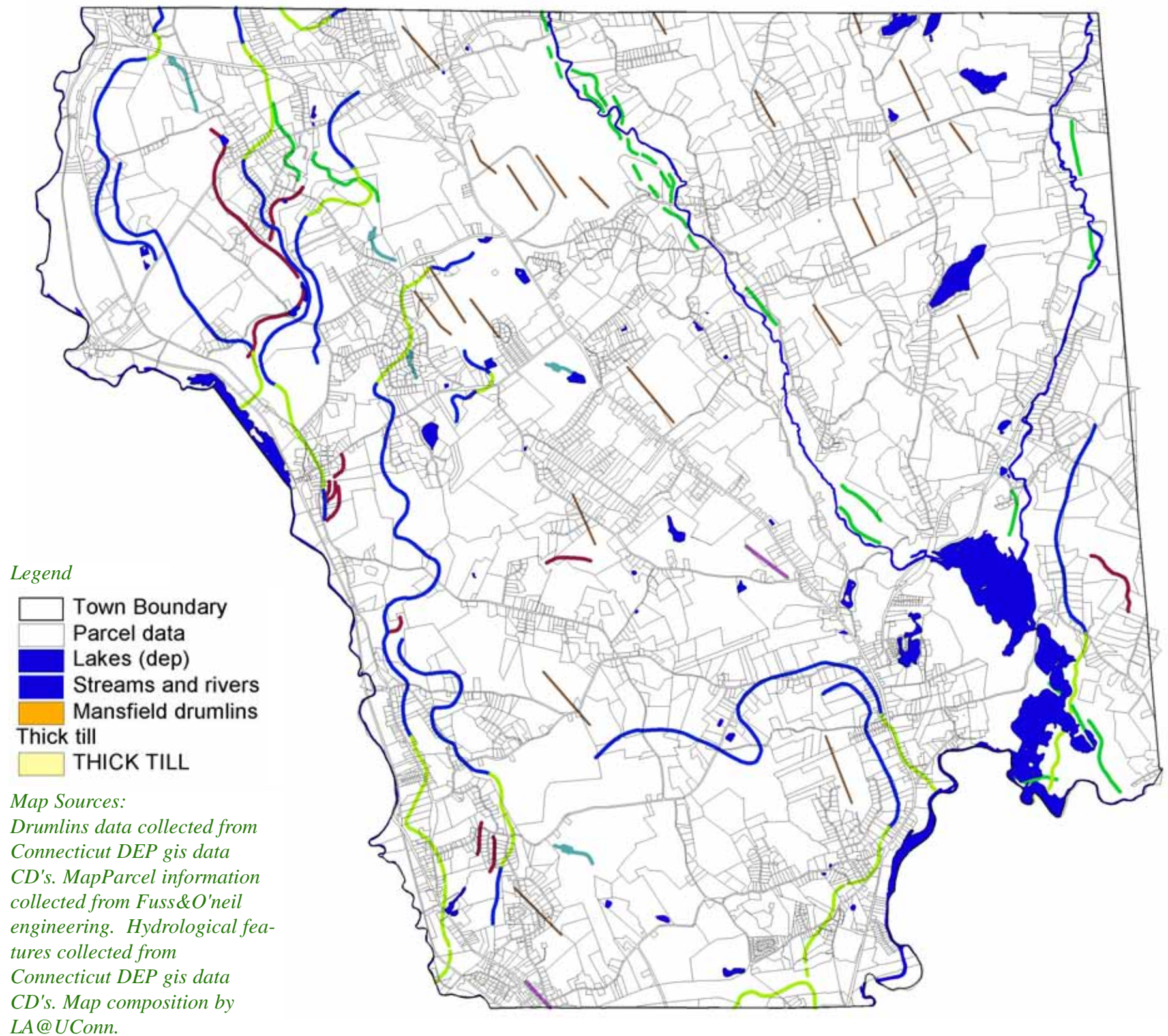
Preserved Open Space Map



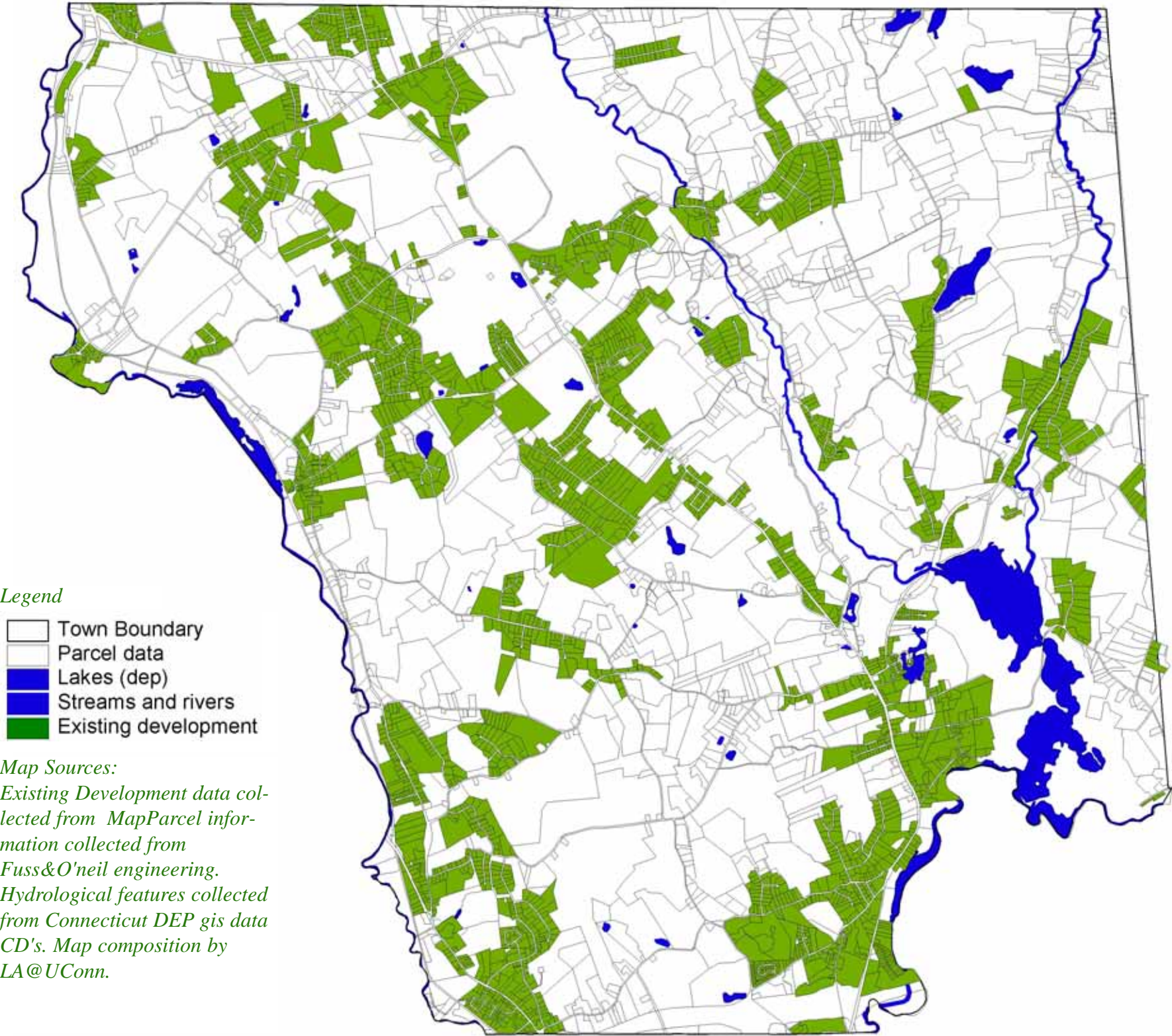
Map Sources:
Federal Property Delineation
from Connecticut D.E.P. All
other areas with unique devel-
opment controls provided by the
Mansfield Planning & Zoning
department in conjunction with
LA@UConn. Latest Revision
March 2003

**Boundaries of these areas are*
close approximations
see Planning & Zoning
Department for exact bound-
aries.

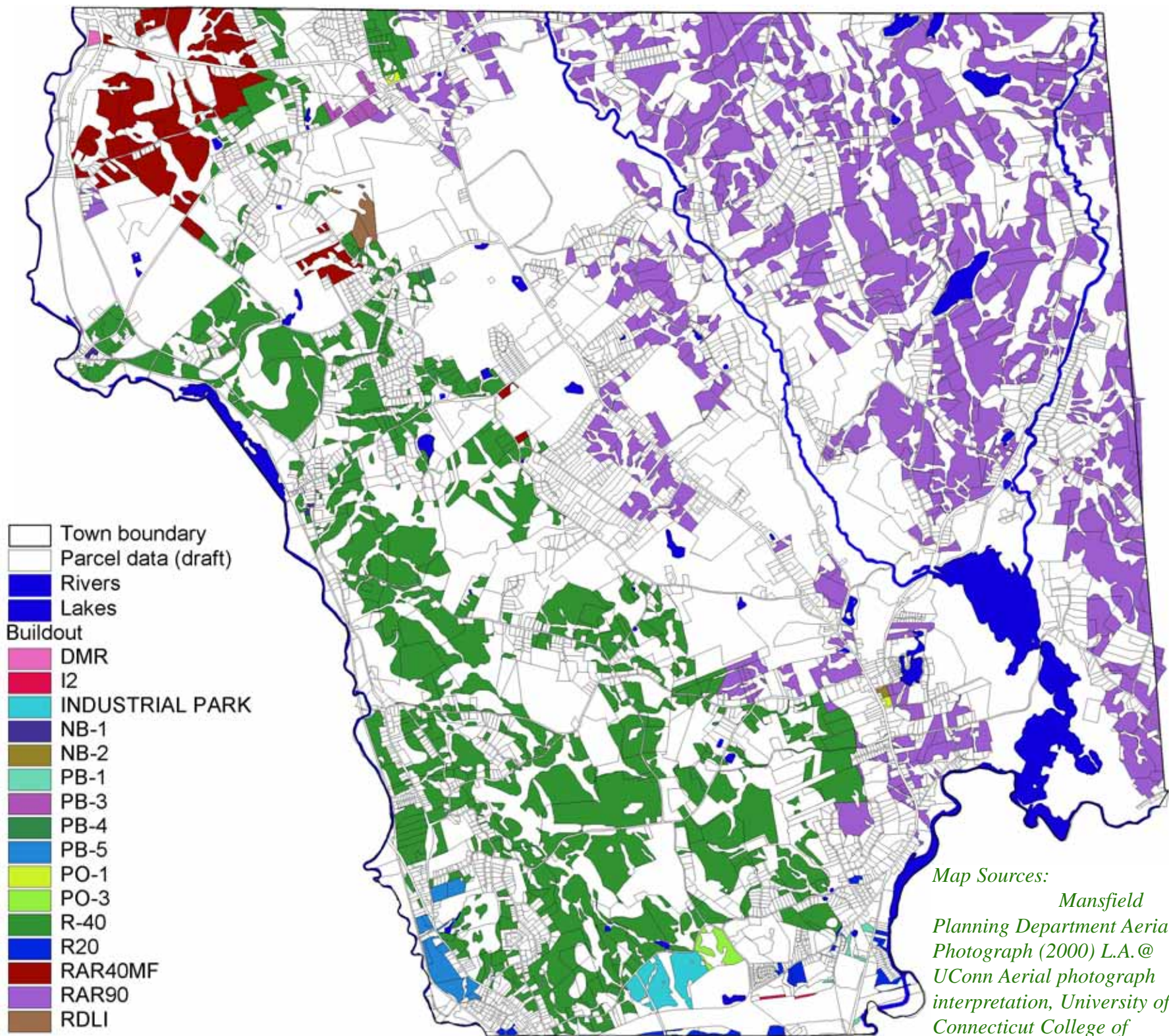
Map Title: Drumlins



*Map Title: Existing
Development*

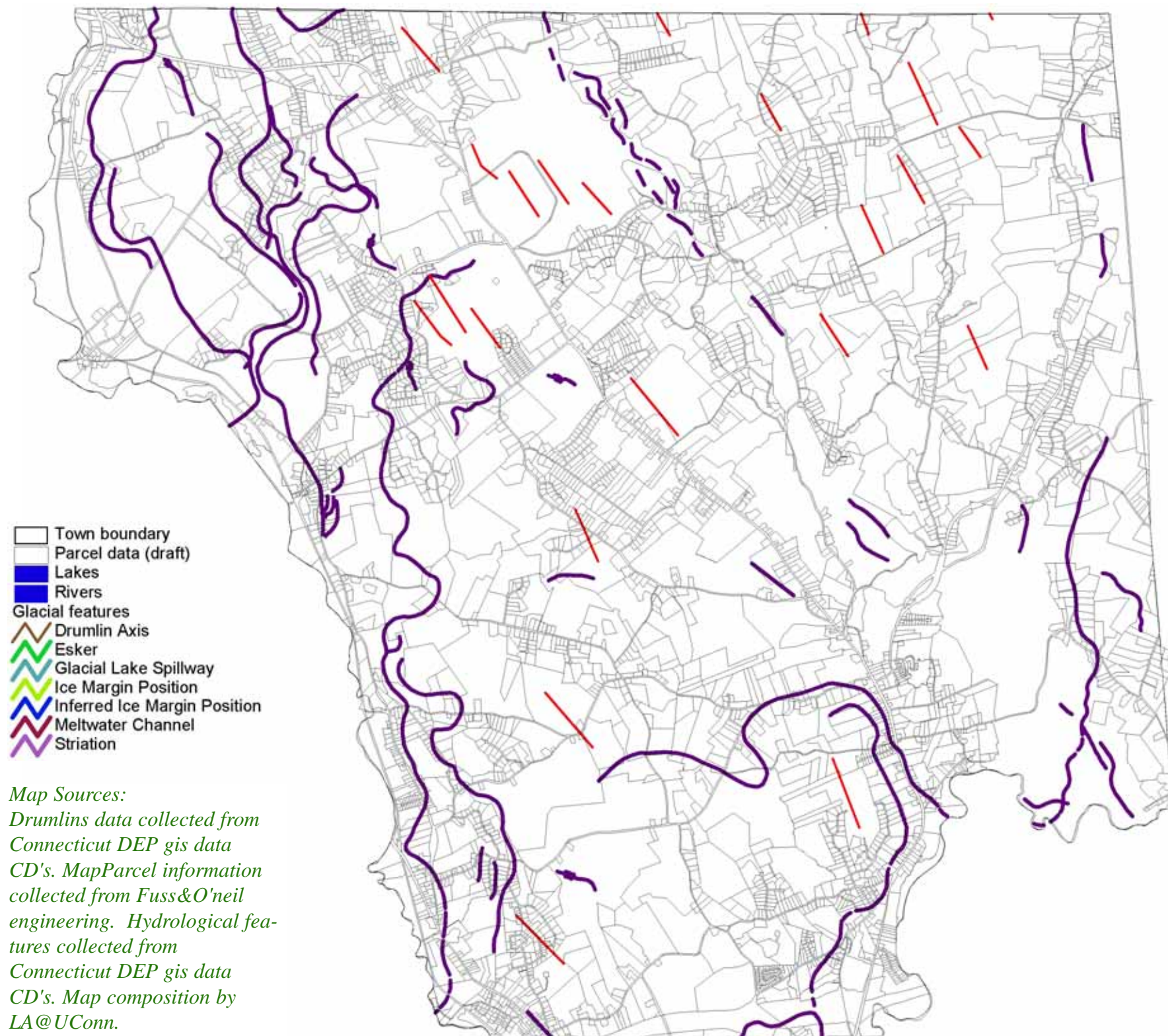


*Map Title: Potential
Development*



Map Sources:
*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources,
Connecticut DEP. **A-72***

*Map Title: Water Related
Geology*

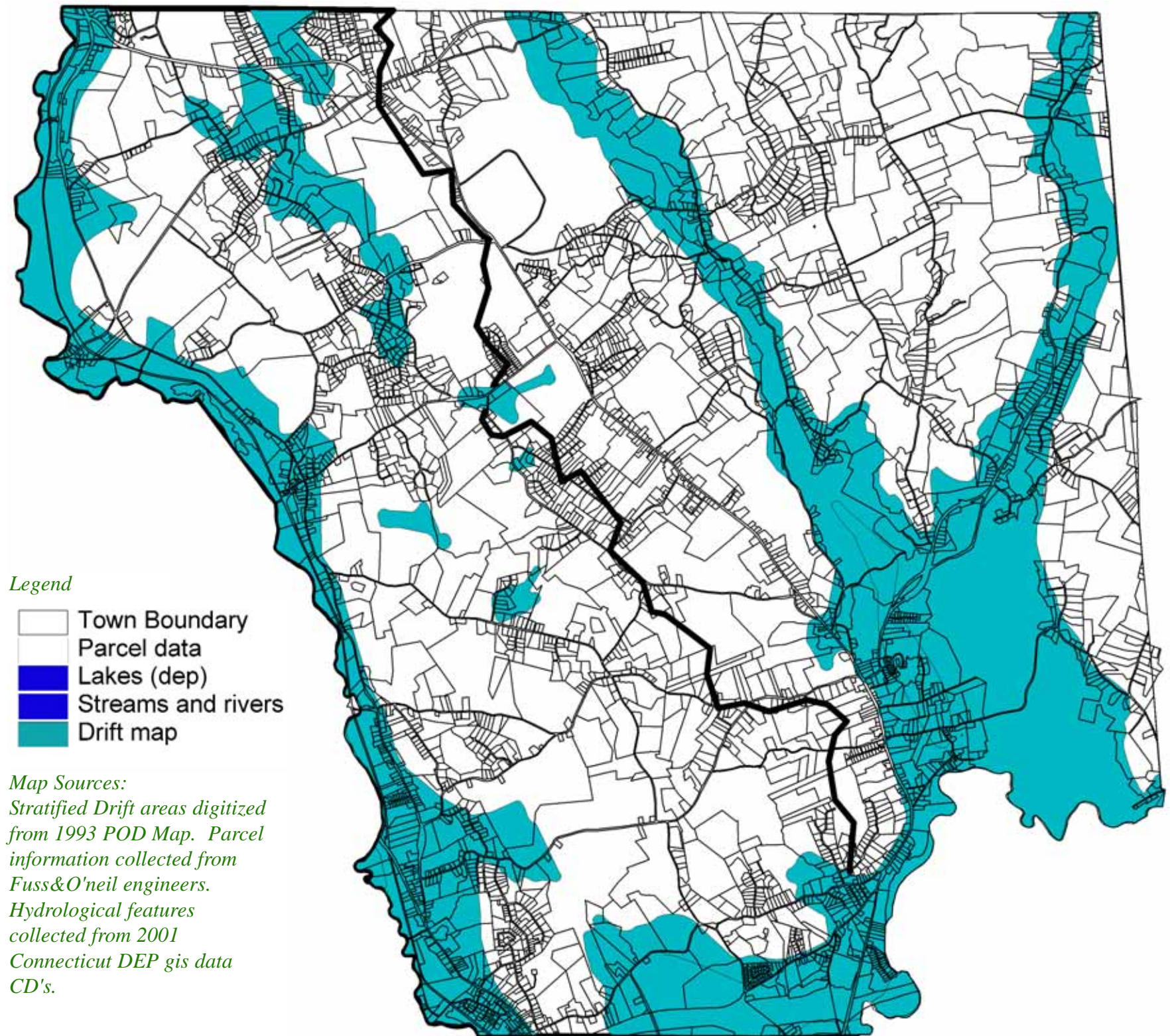


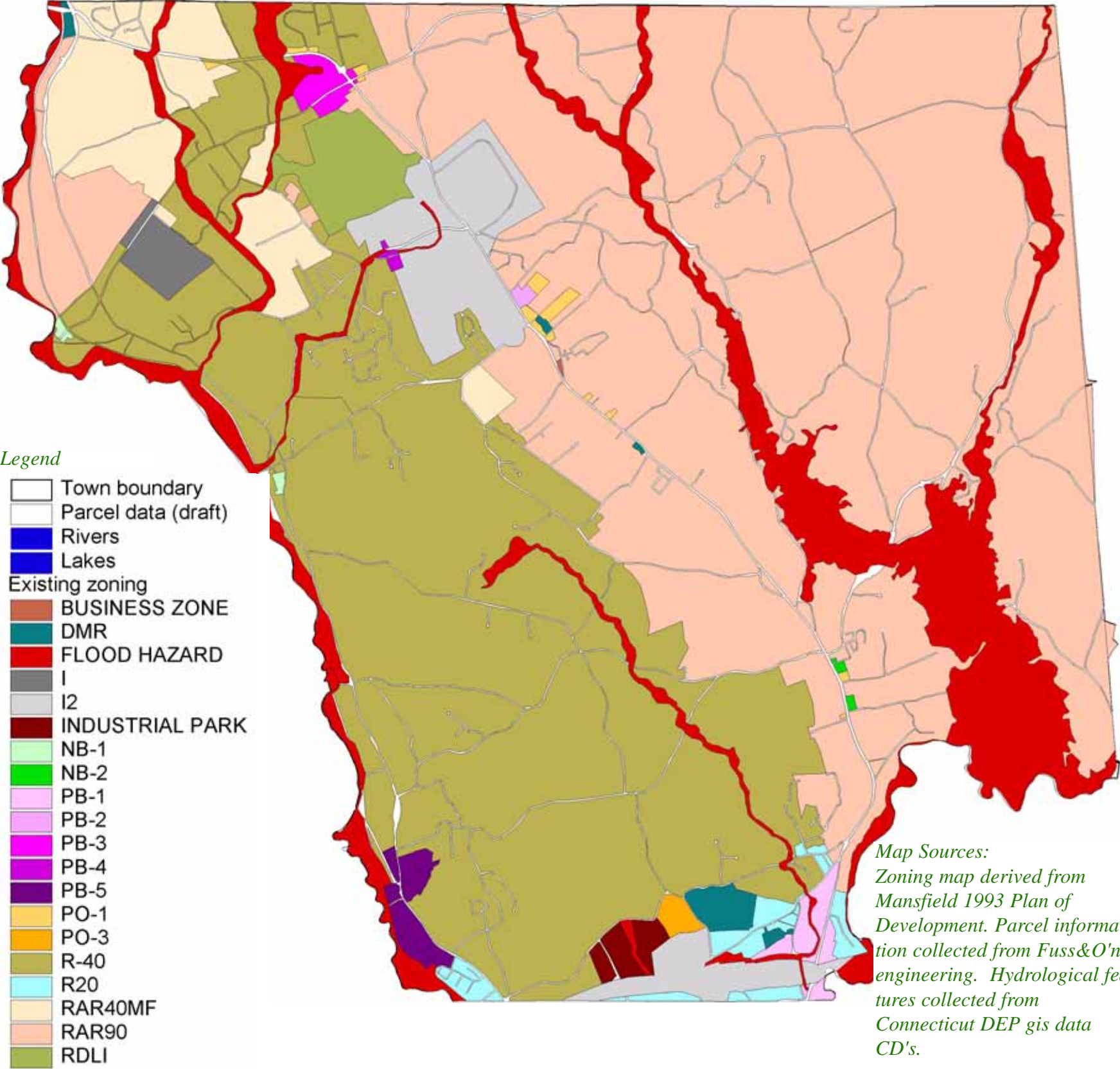
Map Title: Parcels





*Parcel information
collected from Fuss&O'neil
engineers.*

Map Title: Stratified Drift





 <small>The Program of Landscape Architecture at the University of Connecticut</small>	<h1>Public Input</h1> <p>A "Land of Unique Value Study " for: Mansfield, Connecticut</p>	
Associate Professor Peter Miniutti	<p>Question 1: Assuming a moderate rate of growth over the next five years, where would you like to see "sensible" development occur ? Please choose locations for housing, retail / office, and light industrial.</p> <p>Question 2: What existing town features should we protect? Both natural and manmade features can be considered.</p> <p>Question 3: Since 1997± (last five years), what changes to your town do you like or dislike? Show a maximum of 3 for each.</p>	



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The Program of Landscape Architecture
at the University of Connecticut

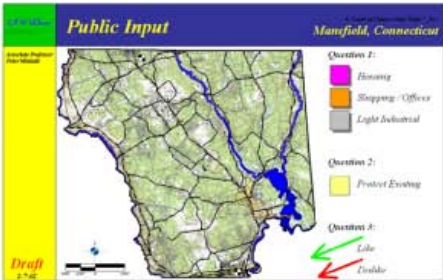
**Associate Professor
Peter Miniutti**

Public Input

A "Land of Unique Value Study" for:
Mansfield, Connecticut

1.

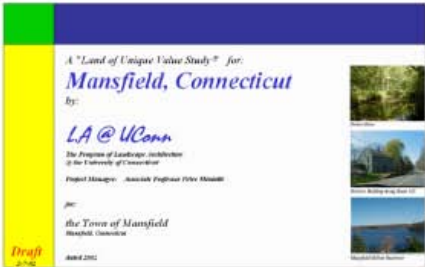
→



Product 1 is a plan view of Mansfield. Do your design on this plan.

2.

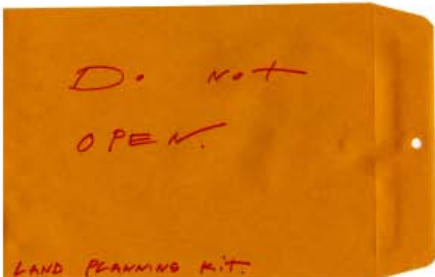
→



Product 2 is a booklet of maps. Use for reference.

3.

→



Product 3 contains the design elements to be put onto Product 1.

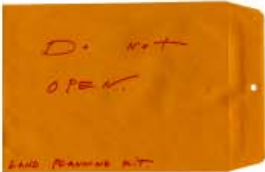
LA @ UConn

The Program of Landscape Architecture
at the University of Connecticut

Associate Professor
Peter Miniutti

Public Input

A "Land of Unique Value Study" for:
Mansfield, Connecticut

3. → 



Product 3 contains the design elements to be put onto Product 1.

housing

retail/
housing

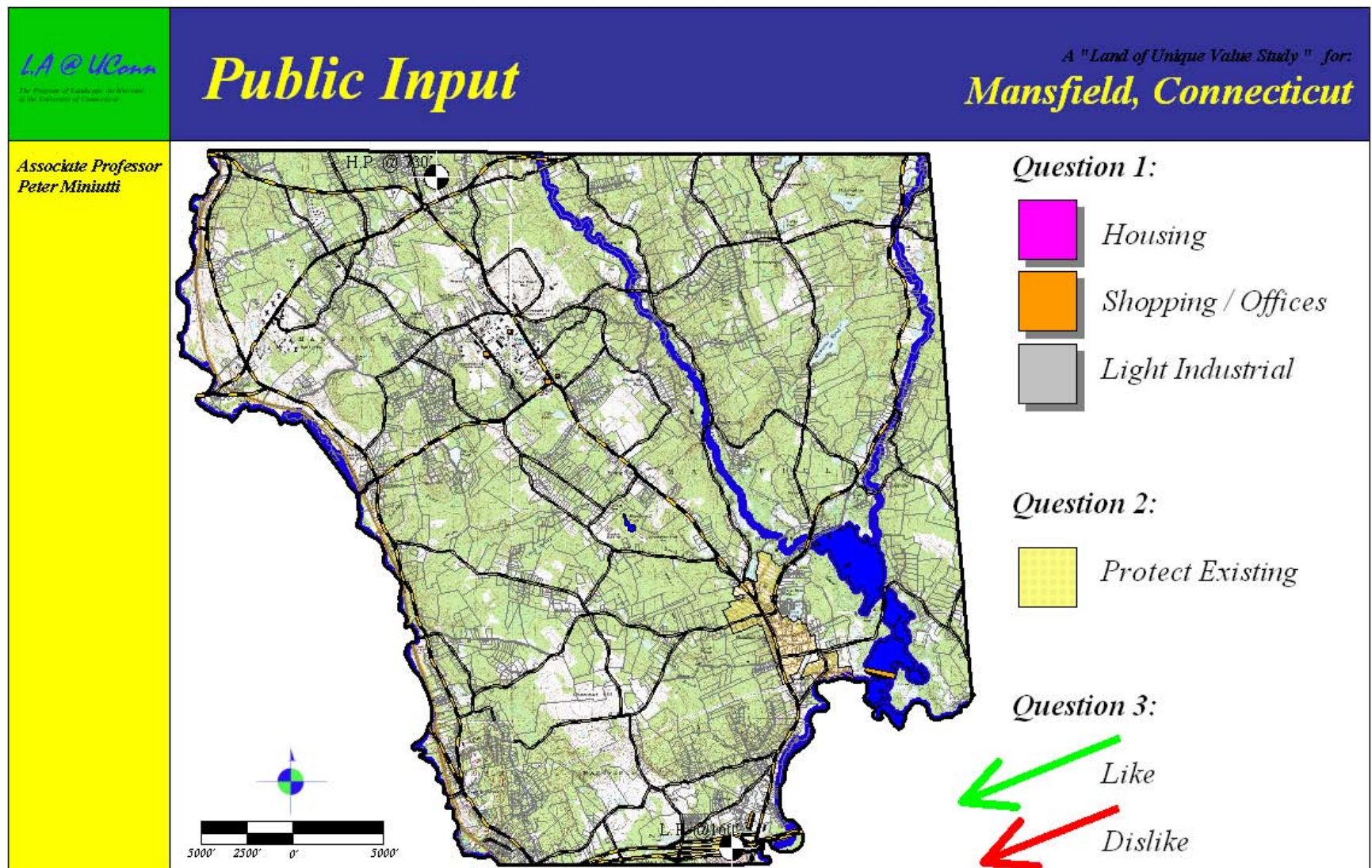
industrial


areas to be
protected



1 2 3

1 2 3





Group #1

A "Land of Unique Value Study " for:

Mansfield, Connecticut

General Comments on Map

- Not provided with enough protected space overlay
- Housing near existing water and sewer
- Light Industrial near rail road
- Avoid Farm Soils with Light Industrial

Likes & Dislikes

Likes: 1) HorseBarn Hill
 2) Storrs Heights Development
 3) Mansfield Center Historic District Improvements

Dislikes: 1) UConn's Hillside Apartments
 2) Hunting Lodge Road and Apartments
 3) Four Corners


Overlays

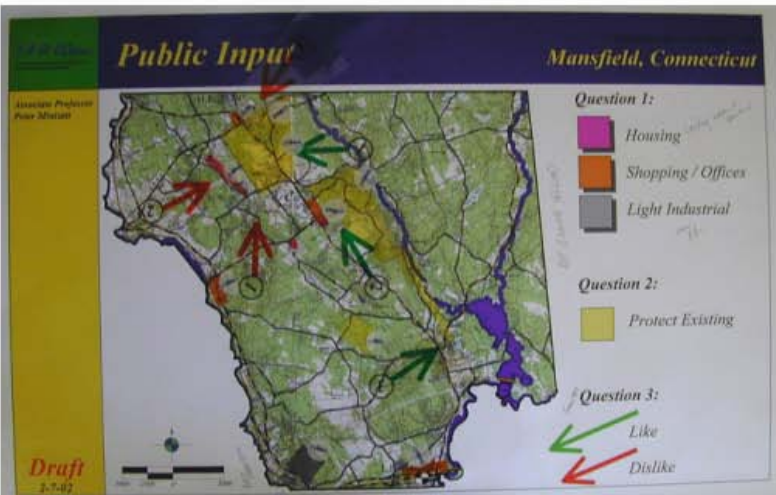
Housing: 1) Along Hunting Lodge Road
 2) Corner of 275 ? there are existing housing units in this area
 3) Directly south of Downtown Storrs

Shopping / Offices: 1) Four Corners
 2) Storrs Downtown
 3) South of Hanks Hill
 4) Around East Brook

Light Industrial: 1) South west corner of Mansfield along route 32

Protected Space: 1) North of UConn along route 195
 2) Gurkeyville to Hanks Hill and down Fenton river valley
 3) East of Mansfield City





A "Land of Unique Value Study" for:
Mansfield, Connecticut

LA @ UConn
The Program of Landscape Architecture
at the University of Connecticut

Group #2

General Comments on Map

- Not Enough Protected Land overlay

Likes & Dislikes

Likes: 1) Mount Hope Area

2) Farm along route 32 north on North Eagleville Road

3) Gurleyville

Dislikes: 1) Area North of intersection of route 32 and 31

2) UConn's Hillside Apartments

3) Hunting Lodge road developments

Overlays

Housing: 1) East of Four Corners on route 44

2) South of Downtown Storrs on route 195

3) North end of Mansfield center historic village

4) Area North of intersection of route 32 and 31

Shopping / Offices: 1) Downtown Storrs

2) South end of Mansfield center Historic Village

3) Perkin's Corners ? on route 32

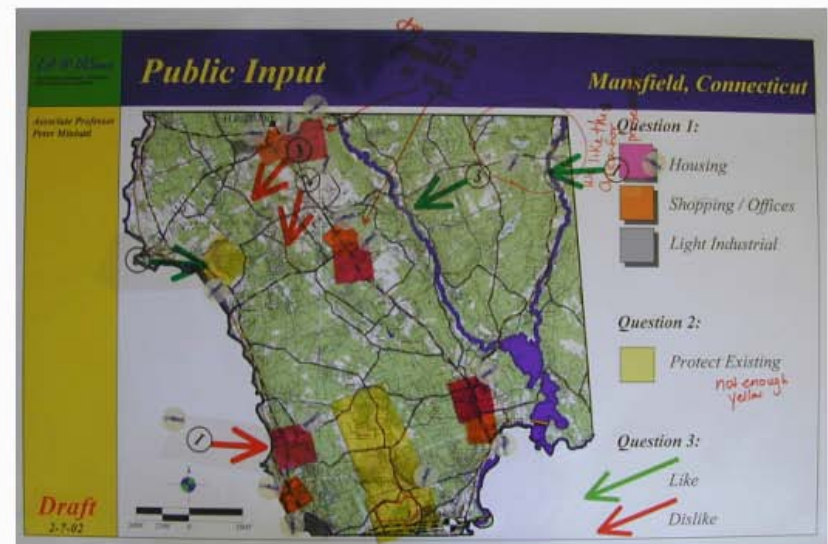
4) Four Corners


Light Industrial: 1) Southwest corner of Mansfield along route 32

Protected Space: 1) Chestnut hill area south to town line

2) Farm land north of the intersection of route 32 and north Eagleville road

3) Northeast corner of Mansfield





Group #3

A "Land of Unique Value Study" for:

Mansfield, Connecticut

General Comments on Map

•Cluster Housing only

Likes & Dislikes

Likes: 1) Horsebarn hill
2) Mansfield center historic district
3) Mcgloughlin Pond area

Dislikes: 1) Intersection of route 32 and 31
2) development behind east brook mall area
3) Four Corners


Overlays


Housing: 1) Merrow road and route 32 intersection
2) West of four corners on route 44
3) Hanks hill area
4) East of intersection of route 44 and 89
5) Northwest of East Brook Mall area
6) Abwoodville

Shopping / Offices: 1) Northwest of four corners (near holiday mall)
2) Downtown Storrs
3) East of route 195 in EastBrook mall area

Light Industrial: 1) Directly North of route 6 in center of town

Protected Space: 1) North of 44 and west of 32 along Willimantic river (UConn land)
2) Farm land north of route 44 and east of route 32
3) Area around Chestnut Hill
4) Northeast corner of Mansfield near Mcgloughlin Pond
5) Chaffeeville







Group #4

A "Land of Unique Value Study" for:

Mansfield, Connecticut

General Comments on Map

- *High Density Cluster if at all possible*
- *Keep shopping and offices concentrated where they are*
- *How much do we need light industrial?*

Likes & Dislikes

Likes: 1) Fenton River
2) Mt Hope River
3) Farm's Open space

Dislikes: 1) Four Corners
2) Hillside apartments
3) Route 32


Overlays

Housing: 1) *In and around UConn*

Shopping / Offices: 1) *West of Four Corners*

Light Industrial: 1) *Leave where it is currently zoned for lack of a better location*

Protected Space: 1) *All farmland*
2) *Chestnut Hill area*
3) *Horse Barn Hill*
4) *Farmland and Open Space Near river*
5) *Stern's farm area*







Group #5

A "Land of Unique Value Study" for:

Mansfield, Connecticut

General Comments on Map

- Not enough protected space overlay
- Conflict in industrial zone (farmlands, wetlands, beautiful views, sewer & water, what to do/ what to allow)

Likes & Dislikes

Likes: 1) Eastbrook Mall rehab
2) South campus @ UConn
3) Kirby Mill reuse

Dislikes: 1) Kaya Lane- New road & houses visible from state park
2) Four Corners (CVS, gas station) Gateway to Storrs
3) Hillside apartments @ UConn

Overlays

Housing: 1) Four Corners
2) Storrs Downtown
3) Southeastern Mansfield South of Puddin Lane & east of Mansfield City road

Shopping: 1) Four corners
2) Storrs Downtown
3) Kiny Hill Road
4) Eastbrook Mall

Light Industrial: UConn North campus

Protected Space: 1) Spring Manor Farm & Green farm route 32 scenic corridor
2) Chestnut Hill farms area
3) UConn / Fenton river
4) Horsebarn Hill





Group

A "Land of Unique Value Study" for:
Mansfield, Connecticut

General Comments:


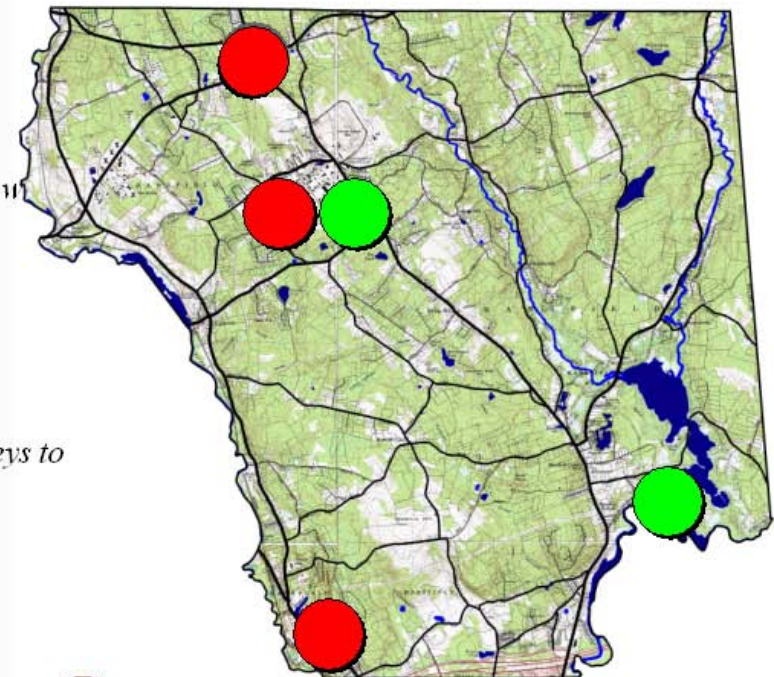

- *Not enough protected space overlay*
- *Conflict in industrial zone (farmlands, wetlands, beautiful views, sewer & water, what to do/ what to allow)*
- *Concentrate development in appropriate areas*

Positive new development

- Ranged from historic re-use (Kirby Mill), to river valleys to UConn projects

Negative new development

- *Ranged from four corners to Route 32 South to UConn projects*

 *Negative New Development* *Positive New Development*

Potential New Development

*A "Land of Unique Value Study" for:
Mansfield, Connecticut*

Housing:

- *In and around Downtown Storrs*
- *In and around Four Corners*

Retail:

- *In and around Downtown Storrs*
- *In and around Four Corners*
- *In and around East Brook Mall*

Light Industrial:

- *Southern part of town at Route 6
or Route 32*



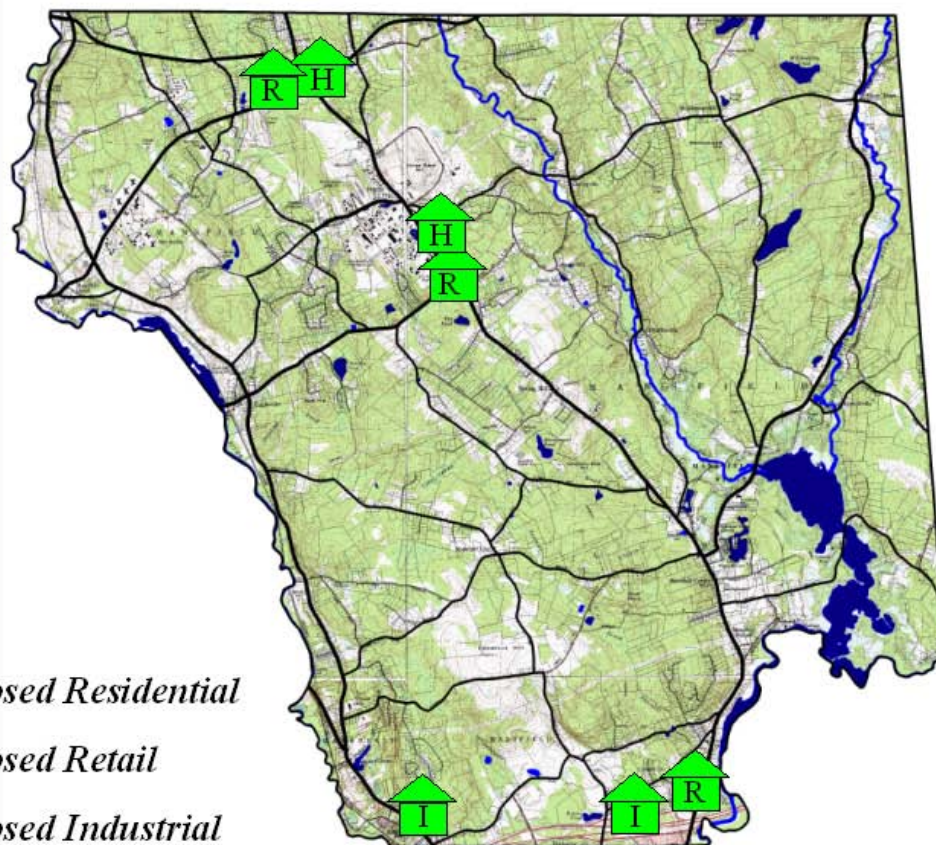
Proposed Residential



Proposed Retail



Proposed Industrial





Key Map

Key Map:

General requirements typical to all sections:

- Total area is greater than 500 acres
- Overall Density is less than 4%
- Arterial & Collector Roads act as edges and create boundaries between sections

Sources Typical to all sections:

Mansfield tax map

Mansfield Aerial Photography

Mansfield Wetlands Map

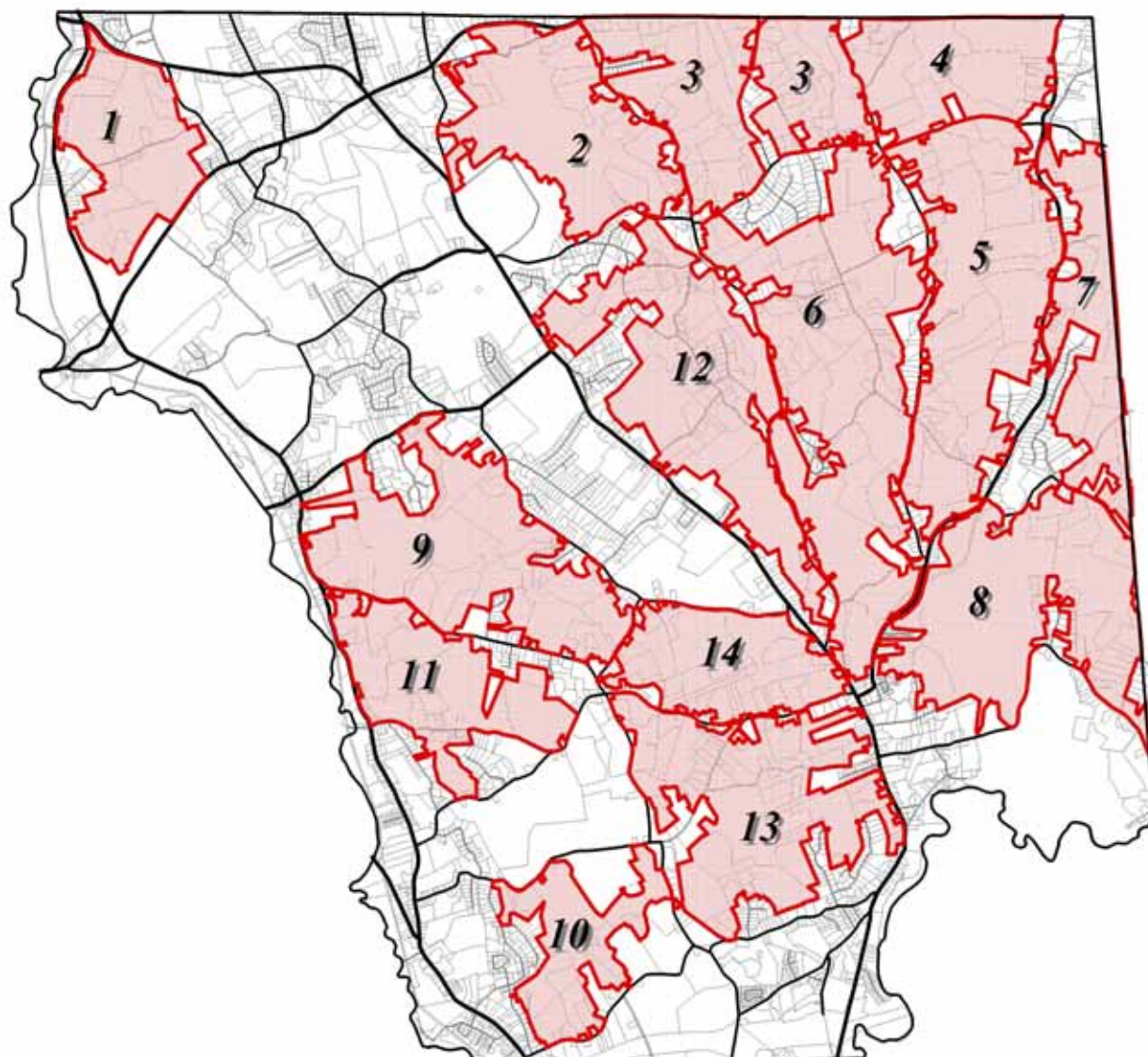
Mansfield POD Historical Features

DEP Soils Information

DEP Natural Diversity Database

DEP Surficial Geology

DEP Hydrological Information



Map Title: Forest Inventory

Map Sources:

*Mansfield Planning
Department Aerial Photograph
(2000) L.A. @ UConn Aerial
photograph interpretation,
University of Connecticut
College of Agriculture and
Natural Resources, Connecticut
DEP.*

Group 1:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



Forest tract boundary



Natural Diversity Database



Lot size: 656 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 2:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



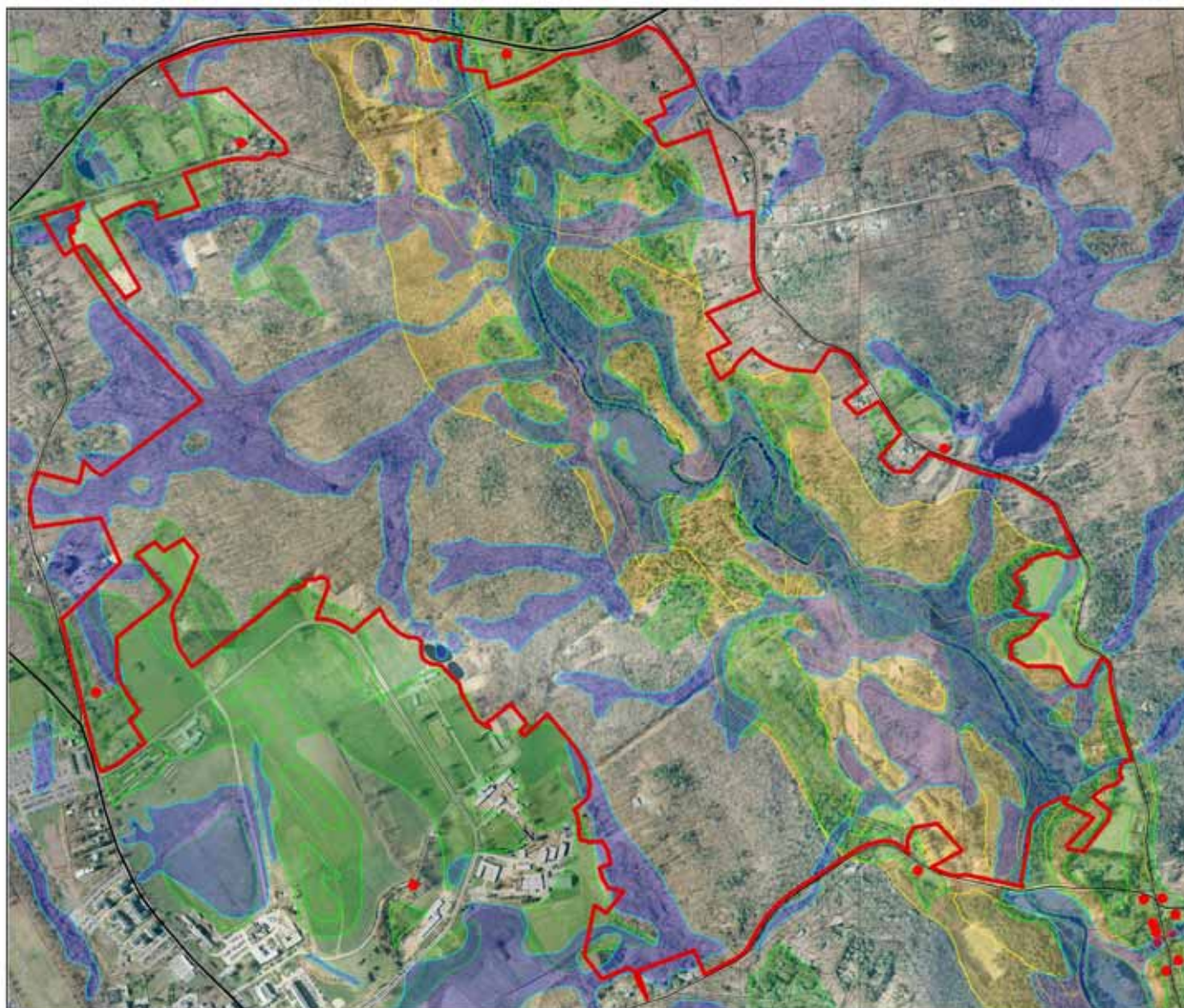
Forest tract boundary



Natural Diversity Database



Lot size: 921 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 3:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



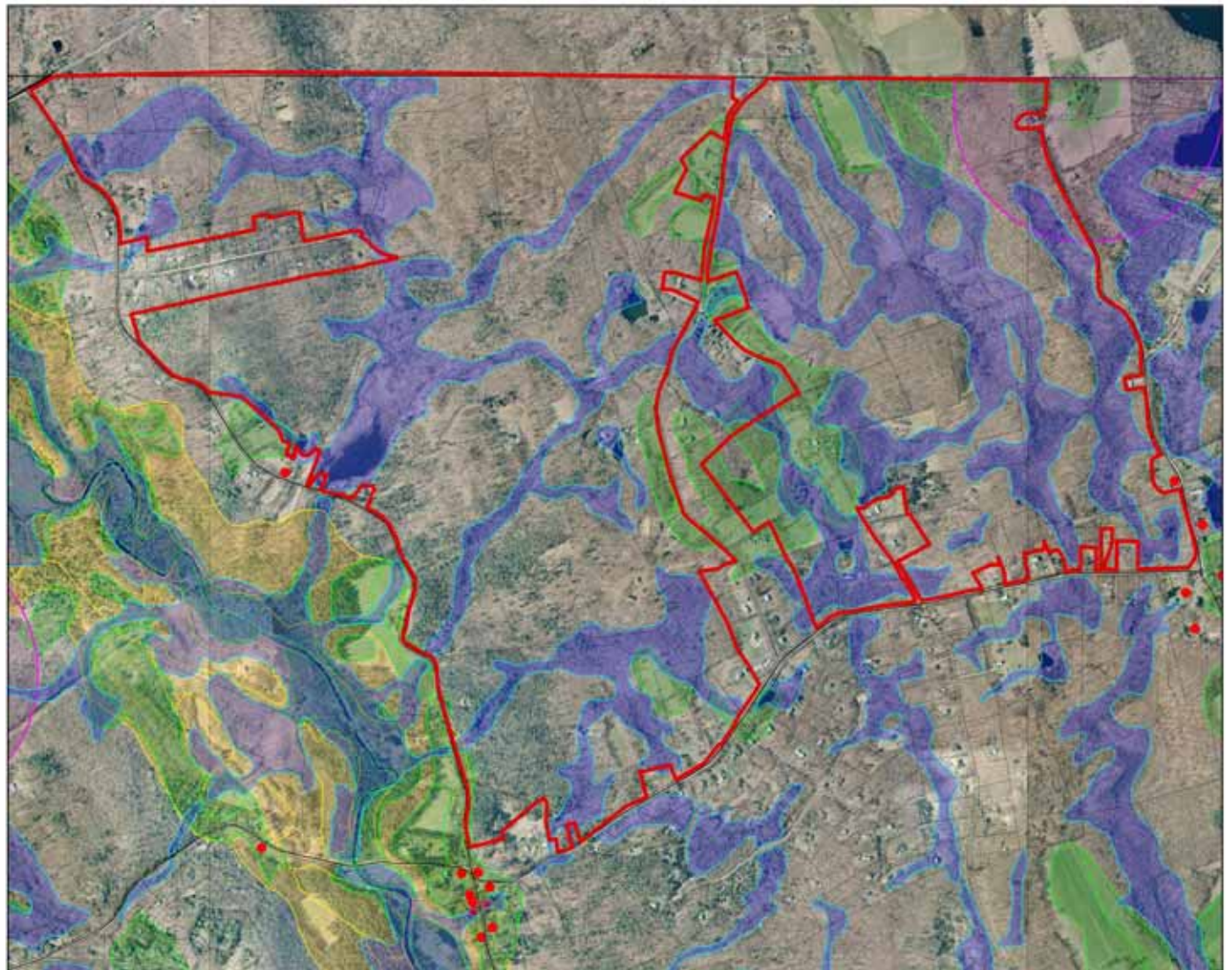
Forest tract boundary



Natural Diversity Database



Lot size: 1027 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 4:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



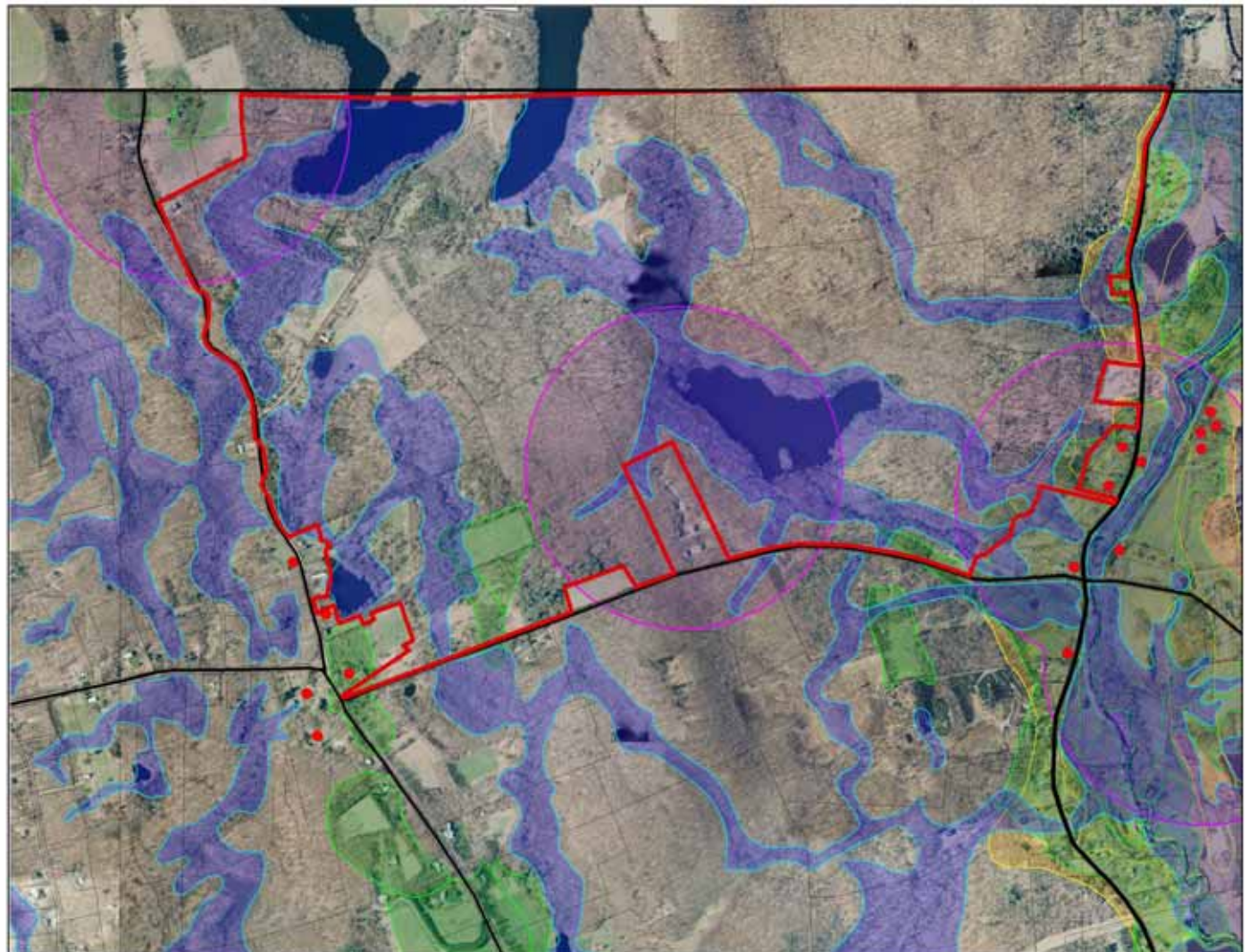
Forest tract boundary



Natural Diversity Database



Lot size: 632 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 5:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



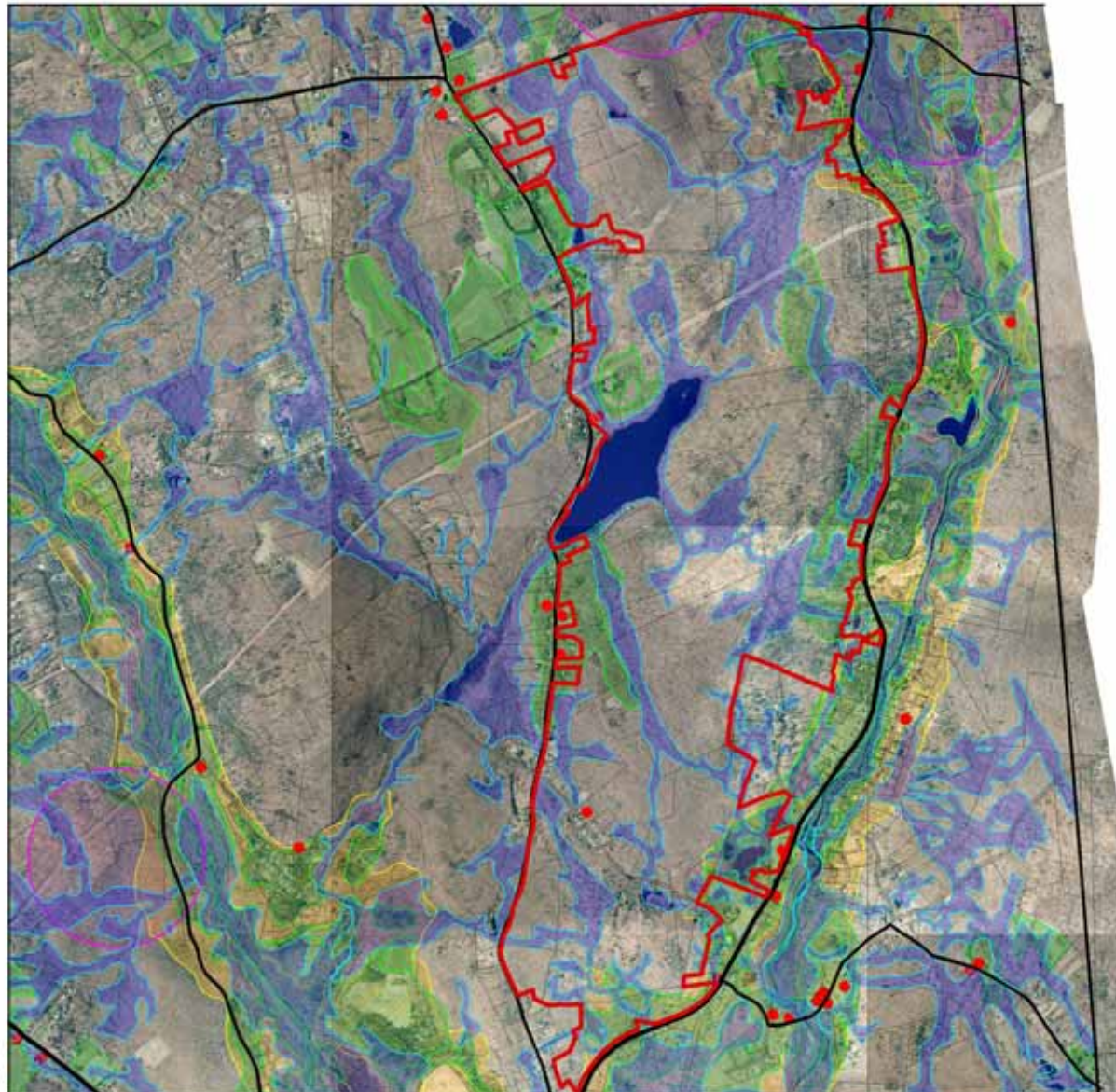
Forest tract boundary



Natural Diversity Database



Lot size: 1350 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 6:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



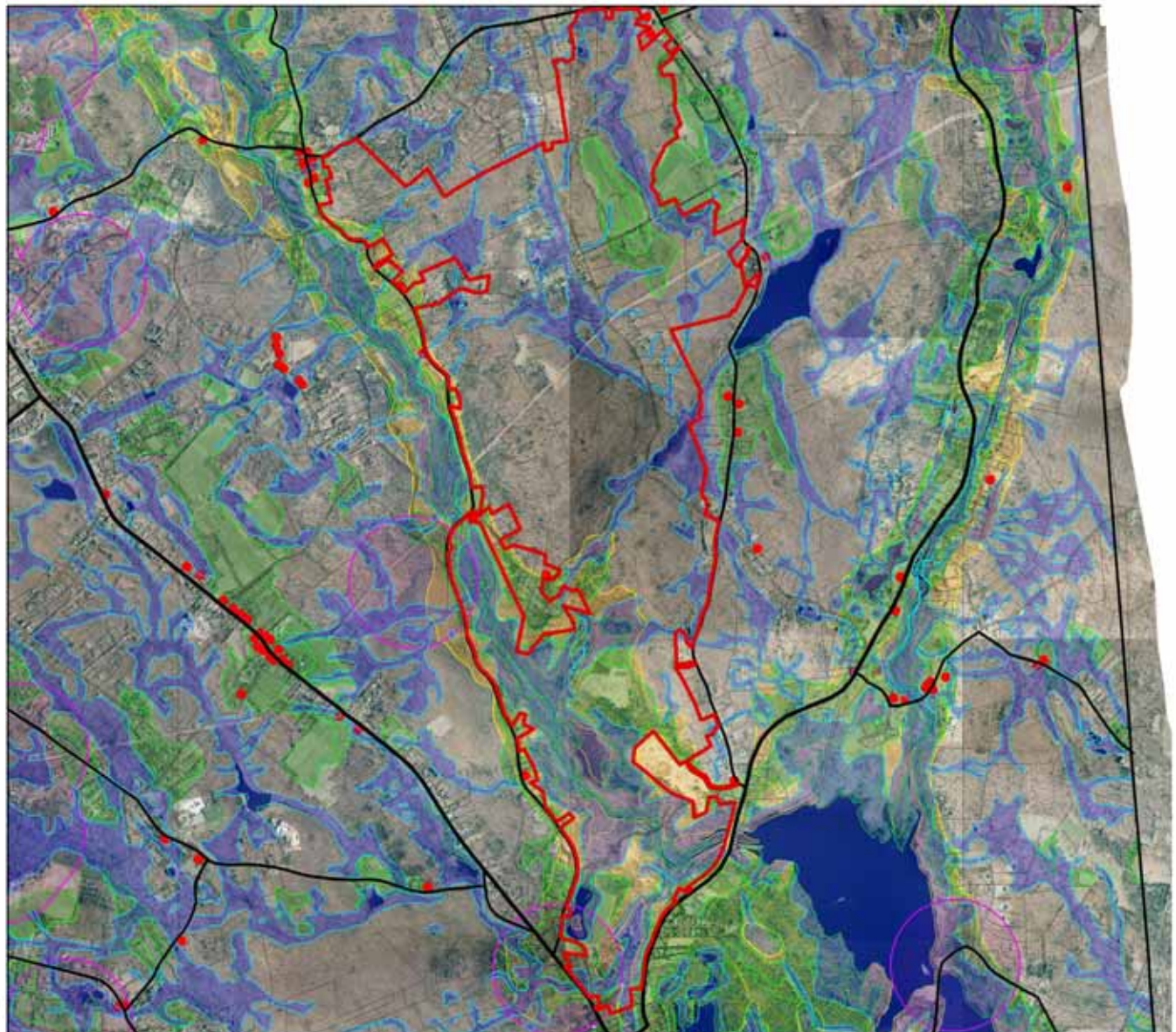
Forest tract boundary



Natural Diversity Database



Lot size: 1623 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 7:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



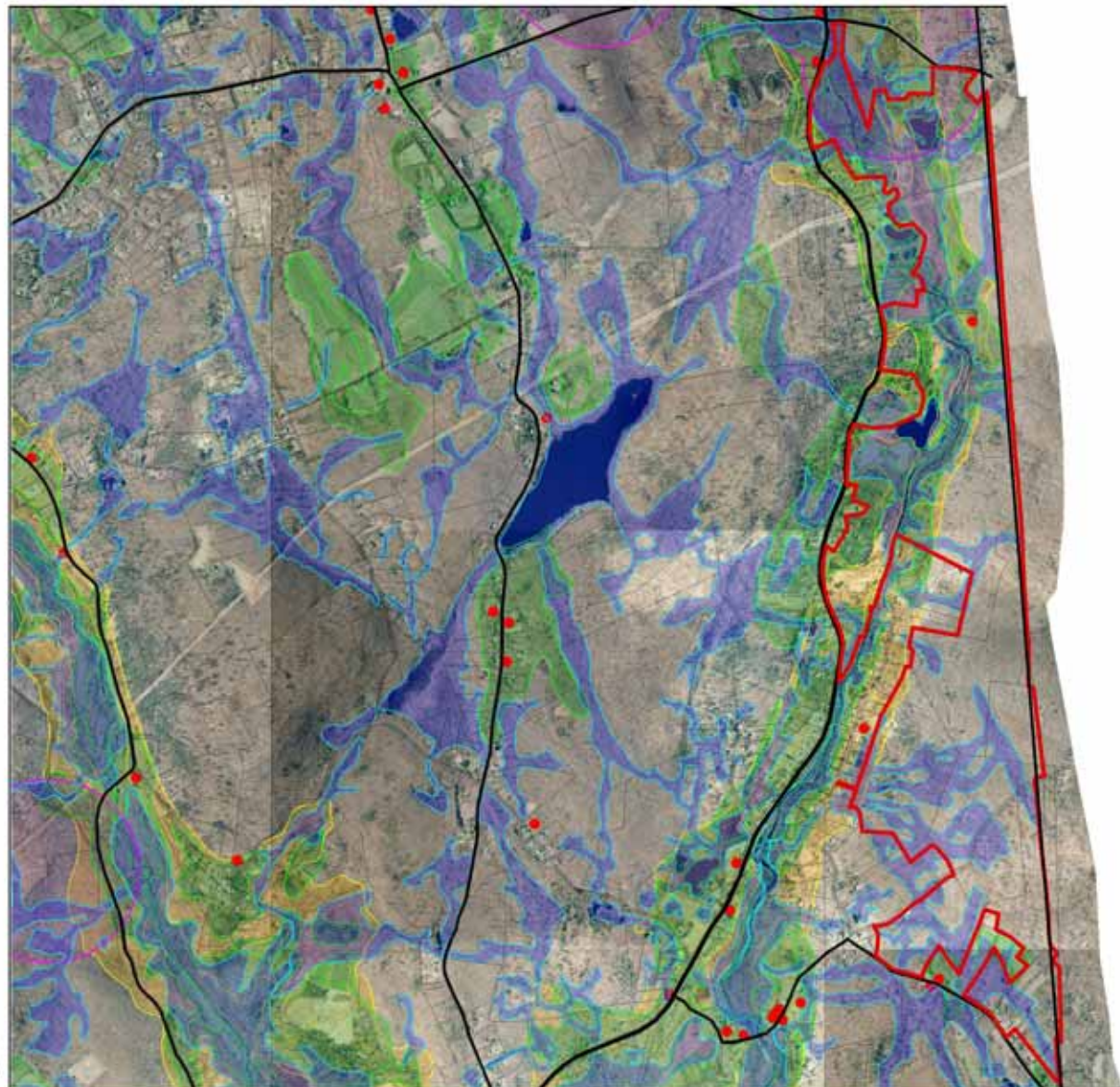
Forest tract boundary



Natural Diversity Database



Lot size: 581 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 13:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



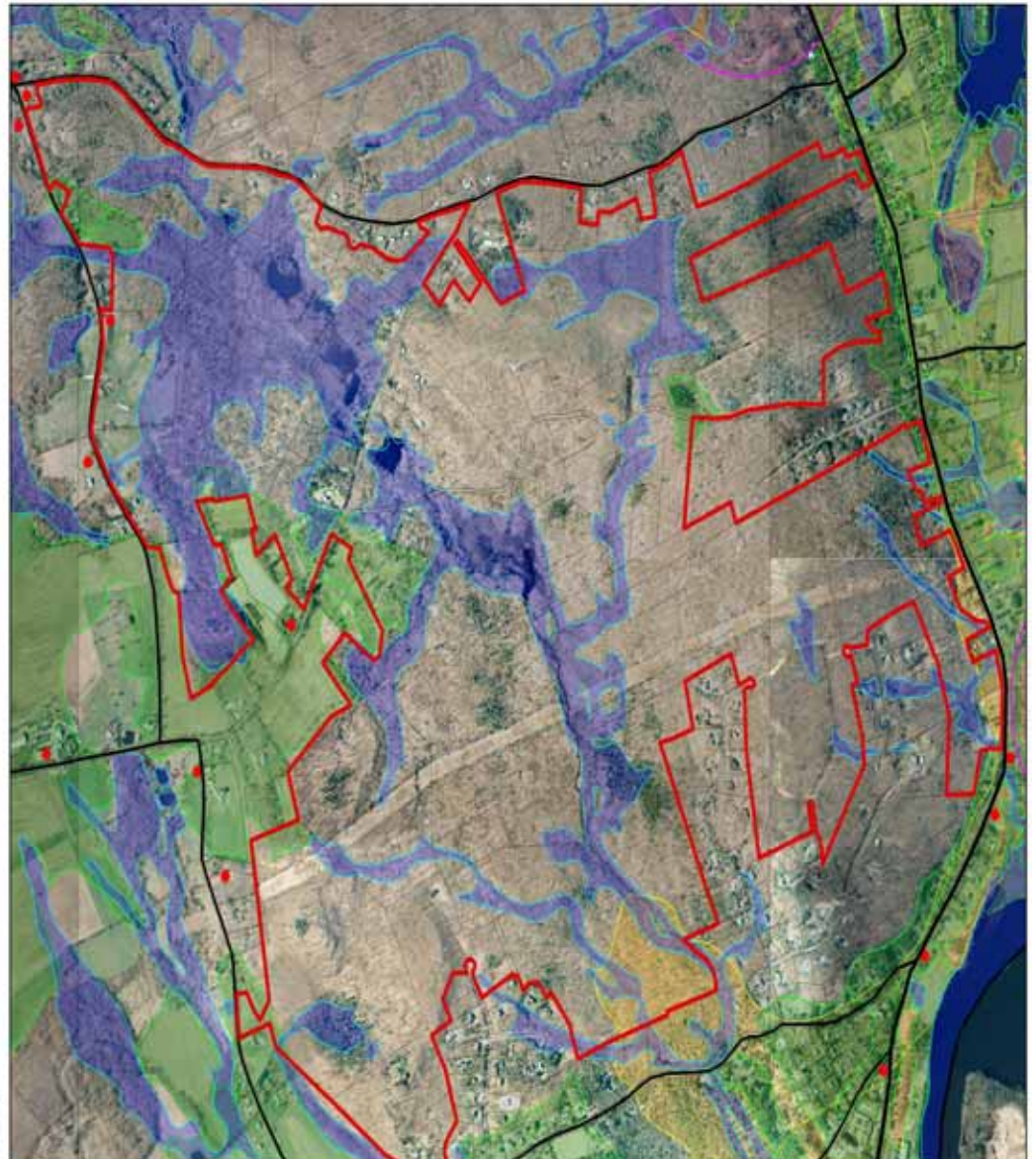
Forest tract boundary



Natural Diversity Database



Lot size: 1150 acres



Map Title: Forest Inventory

Map Sources:

*Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, University of
Connecticut College of
Agriculture and Natural
Resources, Connecticut DEP.*

Group 9:

Characteristics:

Wetlands + Fifty Foot Buffer



Prime Farm Soils



Sand & Gravel Deposits



Historic Features



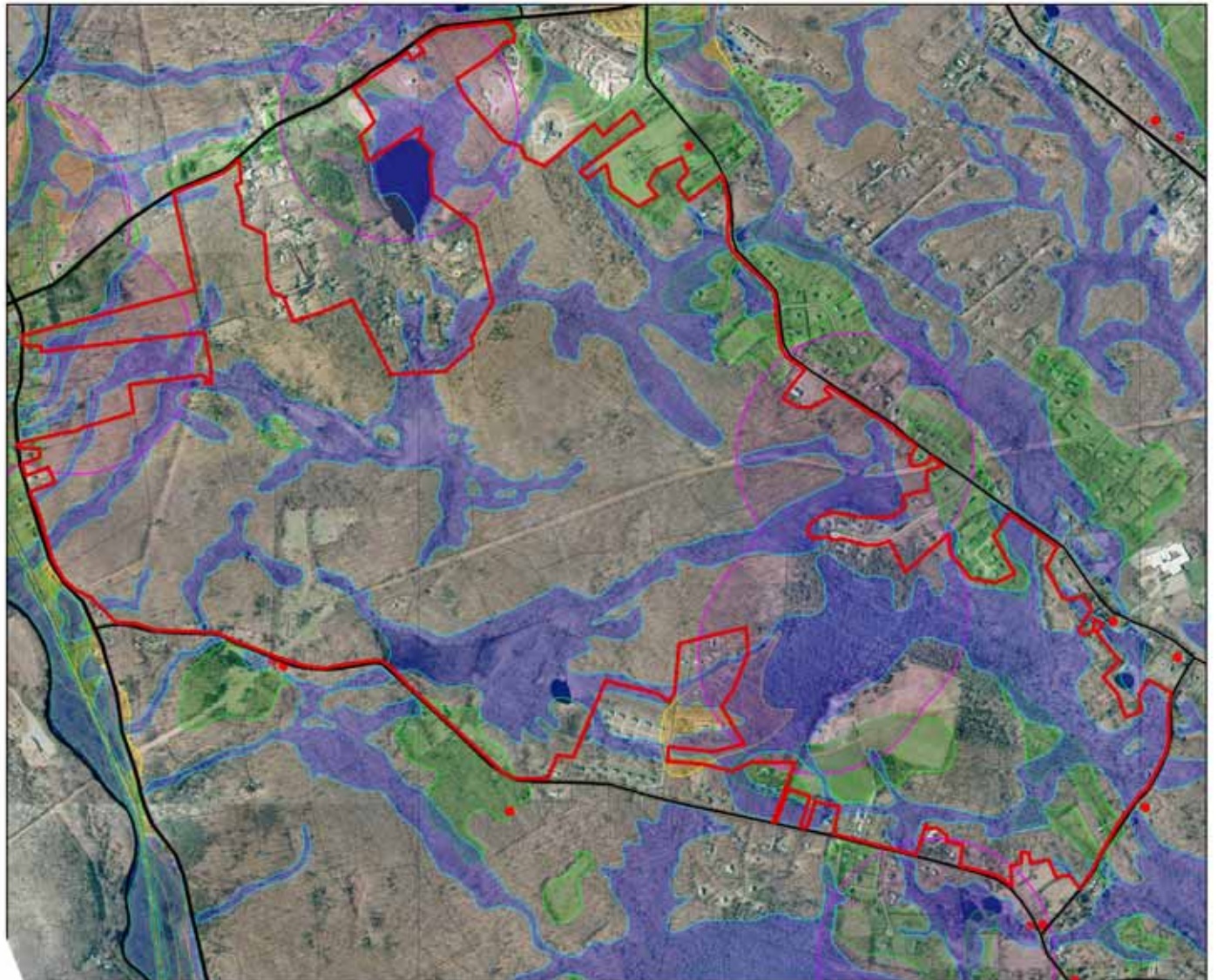
Forest tract boundary



Natural Diversity Database



Lot size: 1145 acres



*Map Title: Open Space
Connector: Farm Soils*

*Map Sources:
Mansfield Planning
Department Aerial Photograph
(2000) L.A. @ UConn Aerial
photograph interpretation,
Mansfield Planning Department
Open Space data, DEP Farm
Soil Designation*



*Map Title: Open Space
Connector: Cleared Land*

*Map Sources:
Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, Mansfield
Planning Department Open
Space Data*

Legend



UConn Land

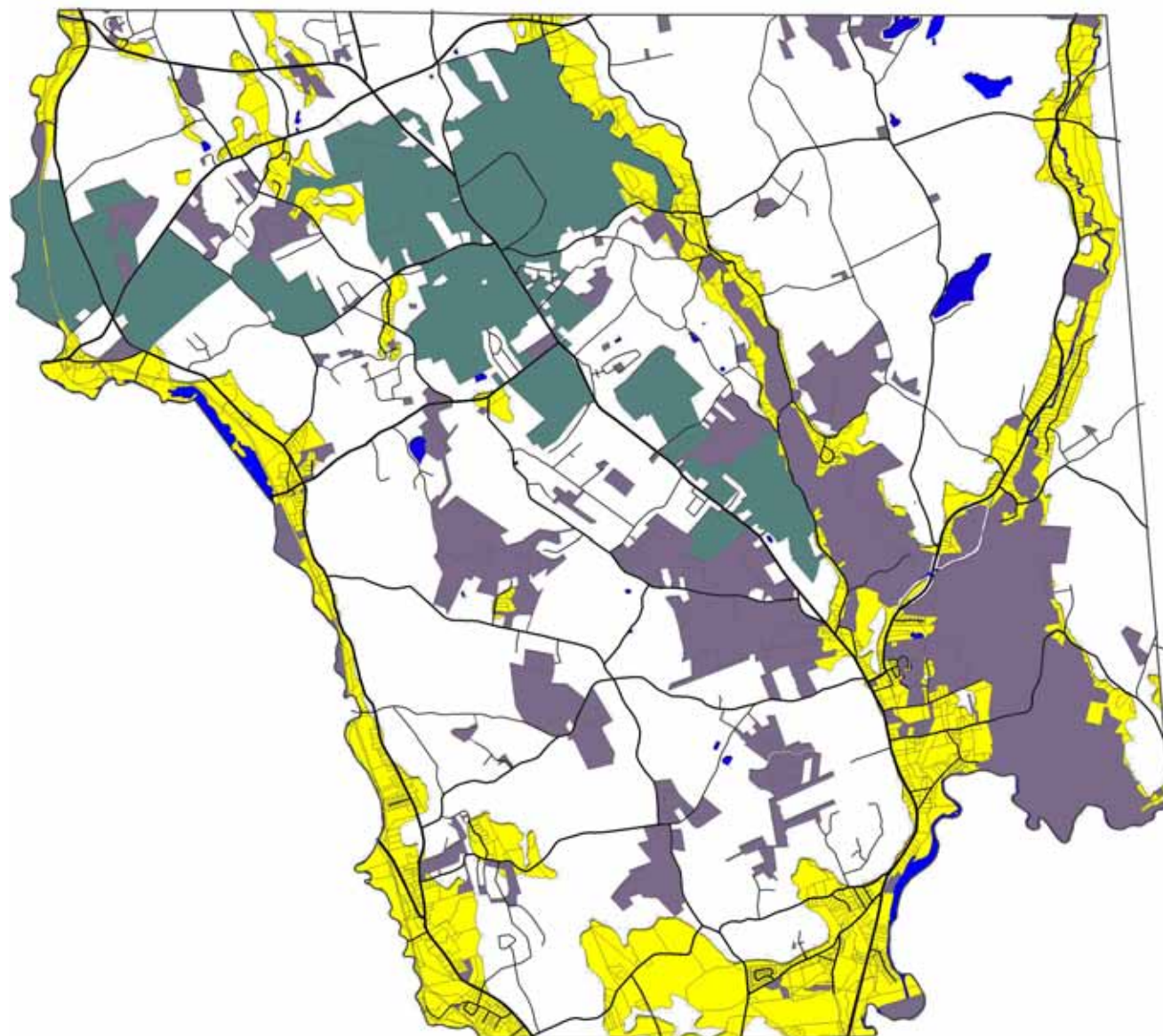
Open Space

Farm Use



*Map Title: Open Space
Connectors: Sand & Gravel*

*Map Sources:
Mansfield
Planning Department Open
Space Data, Connecticut DEP*



Legend



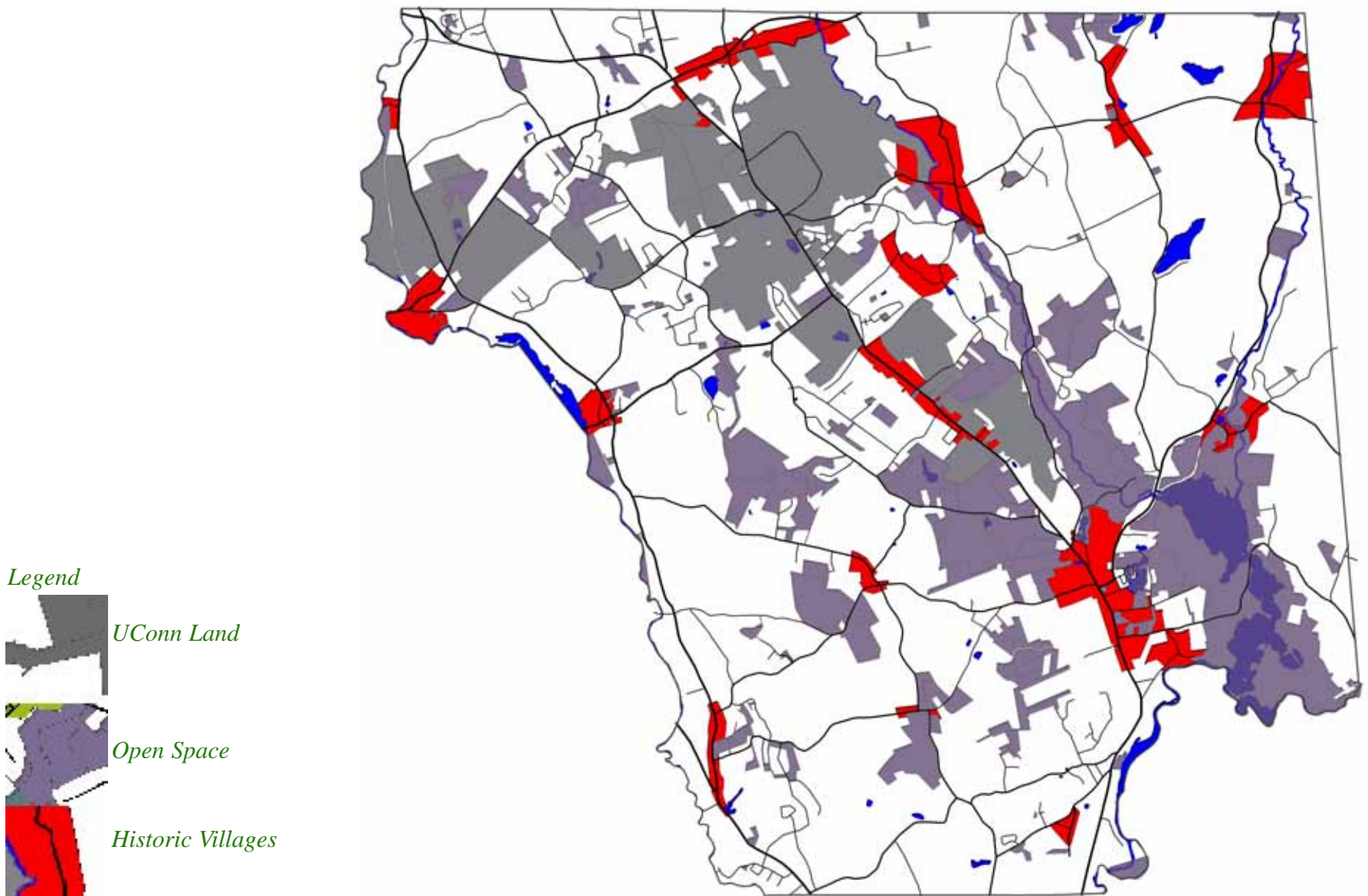
UConn Land

Open Space

Sand and Gravel

*Map Title: Open Space
Connector: Historic Villages*

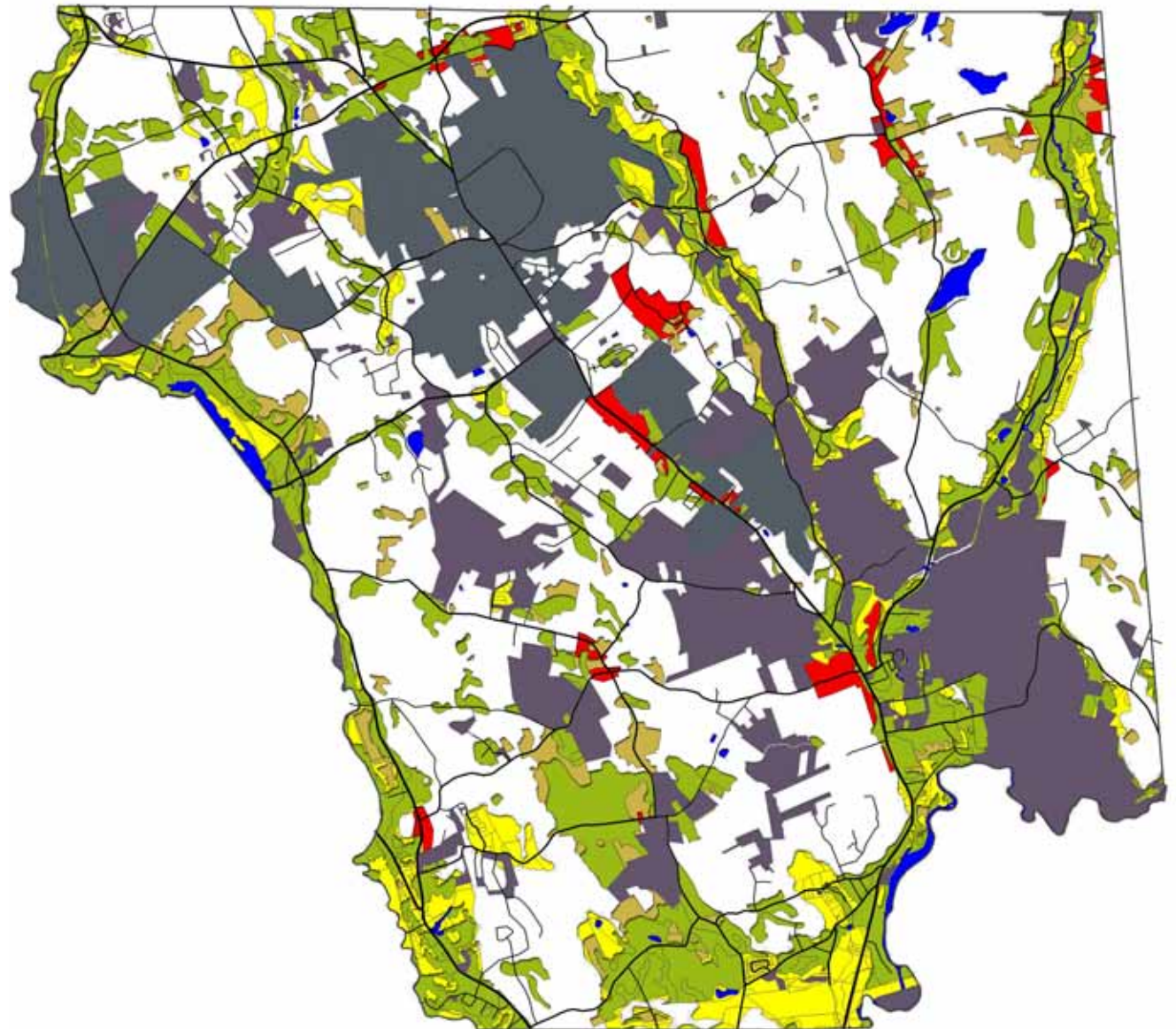
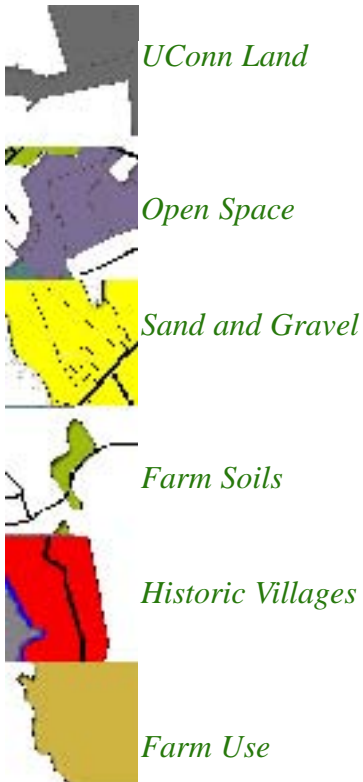
*Map Sources:
Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, Mansfield
Planning Department 1993
POD Historic Villages
Delineation.*



*Map Title: Open Space
Connector: All Layers*

*Map Sources:
Mansfield
Planning Department Aerial
Photograph (2000) L.A. @
UConn Aerial photograph
interpretation, Mansfield
Planning Department Open
Space Data, and 1993 POD
Historic Village Delineation,
Connecticut DEP*

Legend



*Conceptual Planning Study for
the Four Corners Area*

General Village Standards:

Buildings:
New architecture should be harmonious with surrounding historic districts, in terms of formal characteristics such as height, massing, roof shapes, window proportions and exterior materials.

Public Road:
Roads should be designed as a set zones: 1) A zone of moving vehicles 2) A buffer area of street trees, parked cars, and planting. 3) A pedestrian movement and meeting zone. 4) A privacy zone adjacent to residential buildings, and an “eddy” area adjacent to com-

mercial buildings.

Buffer Zone:
Streets should be planted with deciduous trees 40-50’ in height to reinforce spatial definition. Front yard buffers are appropriate between buildings and the thoroughfare, and should be planted with deciduous shade trees and native species. Width of natural vegetation buffer to be determined based on performance of existing material to effectively screen.

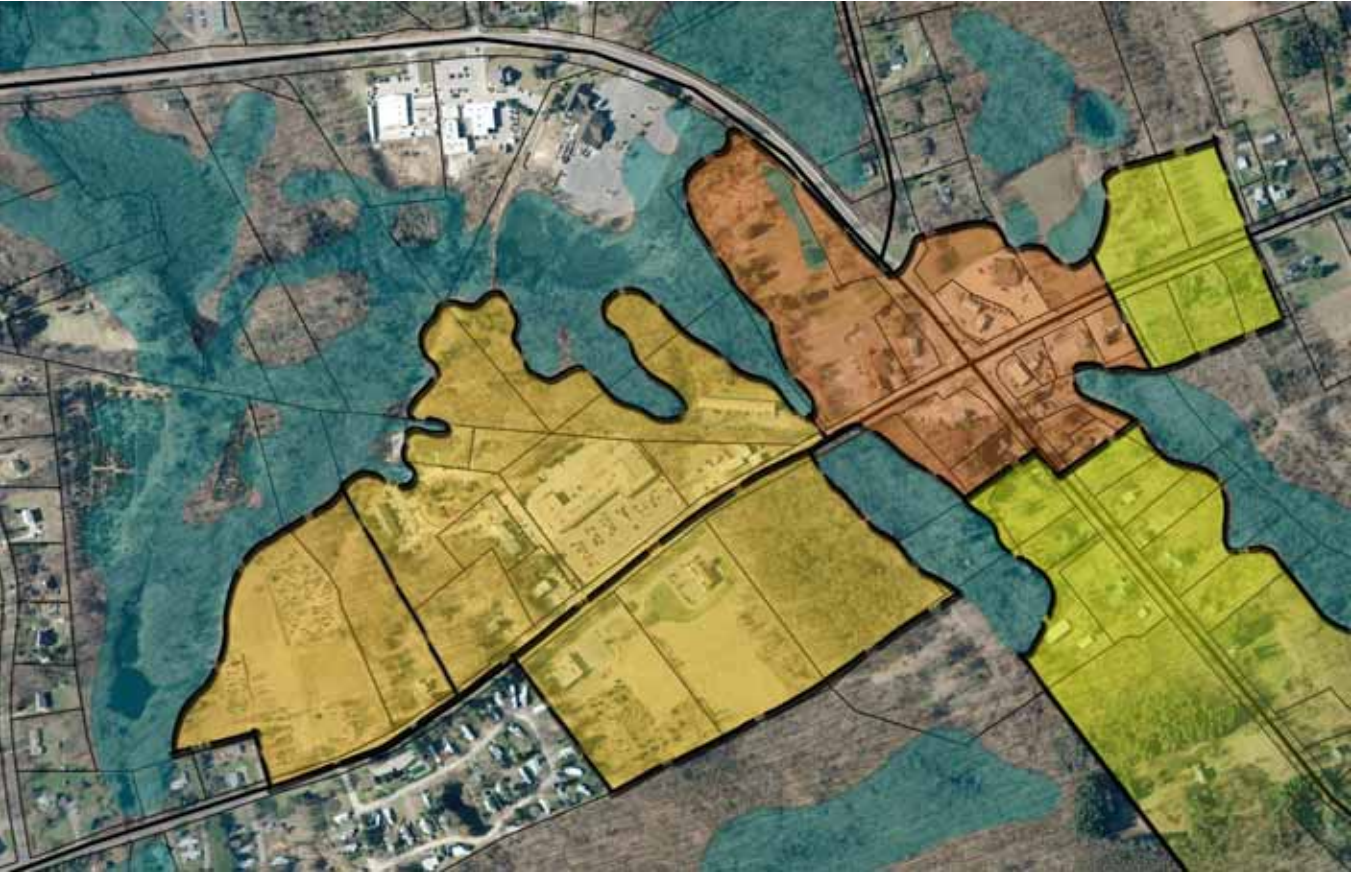
Parking:
Parking provisions along the street should be maximized and supplemented with screened auxiliary parking lots to the

side and rear of buildings. See parking diagram next page.

Development Types:

Core Village:
Defined as the areas with the most infill and most intensive mixed uses. All areas within this zone are within comfortable walking distance. Distinct identity utilizing rural character traits of Mansfield

Destination Zones:
Defined as areas not within walking distance of adjacent core village zone. Accessed predominantly by personal vehicles and or public transportation. These areas should be major



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*Street Tree Planting
defines edge between vehicular and pedestrian zone*

*Building Height
2-3 stories with mixed uses*

*Transitional Spaces
Located in the quasi-public areas in front of buildings*

*Sidewalks
Connected to create a pedestrian system throughout the district*

*On Street Parking
Use in appropriate areas.*

Parking:

Require parking behind or to the side of commercial buildings to screen it and encourage efficient and attractive design of parking lots. Also encourage the consolidation and sharing of parking lots that are interconnected to reduce the number of space and traffic volume on main street. On street parking should also be encouraged in areas where it is deemed acceptable.

Ratios: A parking ratio of 3.5 parking spaces per 1000 sq. ft. should be used for commercial and office uses. For residential uses, 1.5 spaces per dwelling.

Overflow Parking: Designed to accommodate holiday and special event traffic. The parking should be constructed using porous paving materials (e.g. grass pavers, stone dust).

Landscaping: Parking areas should have adequate shade trees and areas for storm water filtration and detention, possibly within parking islands.

Source: Arrent, 1994, Rural by Design, pp.105-109

